
Council

Date

2016/06/22

Time

9:00 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

Mayor Bonnie Crombie	
Councillor Jim Tovey	Ward 1
Councillor Karen Ras	Ward 2
Councillor Chris Fonseca	Ward 3
Councillor John Kovac	Ward 4
Councillor Carolyn Parrish	Ward 5
Councillor Ron Starr	Ward 6
Councillor Nando Iannicca	Ward 7
Councillor Matt Mahoney	Ward 8
Councillor Pat Saito	Ward 9
Councillor Sue McFadden	Ward 10
Councillor George Carlson	Ward 11

Contact

Carmela Radice, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5426
carmela.radice@mississauga.ca

Find it Online

<http://www.mississauga.ca/portal/cityhall/councilcommittees>

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **MINUTES OF PREVIOUS COUNCIL MEETING**

4.1. June 8, 2016

5. **PRESENTATIONS**

5.1. 2016 Canadian Association of Municipal Administrators (CAMA) Environment Award - Stormwater Charge Program

Jeff Renaud, Director at CAMA will be presenting the 2016 CAMA Environmental Award to staff.

5.2. 2015 Friends of the Credit Award

Christine Zimmer, Senior Manager-Water Infrastructure and Climate Change Science CVC and Gayle Soo Chan, Director - Watershed Knowledge, CVC will present the award to the City of Mississauga in recognition of the City's support and adoption of innovative stormwater practices through the development of the Central Parkway Rain Garden.

5.3. 25 Year Safe Working/Safe Driving Awards

Geoff Marinoff, Director of Transit will present the awards to the recipients.

6. **DEPUTATIONS**

6.1. Lisgar Residents Association - 25th Anniversary

Glen Voakes, will be speaking of the 25 years of unbroken volunteer service to the community and the city.

6.2. A New Approach to Planning, Servicing and Financial Growth in Peel Region

Nicola Crawhall from Westbrook Public Affairs will speak regarding Peel Region embarking on a new integrate, collaborative approach to growth management and will provide an update on Peel Region's work in engaging area municipalities and the development industry in this new collaborative approach.

6.3. Mississauga Italfest - Ferragosto in the City

Tina Cole and Patti Jannetta Baker will present to Council this year's event.

6.4. OHIP New Campaign - June 28, 2016

Anu Radha Verma, will provide Council with information about a OHIP campaign being launched across the province focused on access to OHIP for all.

6.5. Canada Day Celebration - Paint the Town Red - July 1, 2016

John Bozzo, Chairperson of Paint the Town Red will be presenting this year's event.

6.6. Enersource

Peter Gregg, President & CEO and Norman Loberg, Chair of Enersource Corporation will present to Council Enersources annual report.

7. **PUBLIC QUESTION PERIOD - 15 Minute Limit**

(In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, as amended, Council may grant permission to a person who is present at Council and wishes to address Council on a matter on the Agenda. Persons addressing Council with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by Council to deal with any matter not on the Agenda.)

8. **INTRODUCTION AND CONSIDERATION OF CORPORATE REPORTS**

8.1. Report dated June 10, 2016, from the City Solicitor re: **Enersource Corporation – Transitional Committee Remuneration and Shareholders' Resolution in Lieu of an Annual General Meeting.**

Recommendation

1. That City Council authorize the Mayor and City Clerk to execute the Resolution of the Shareholders of Enersource Corporation ("Enersource") attached as Appendix 2 to the Report from the City Solicitor dated June 10, 2016 entitled "Enersource Corporation –Transitional Committee Remuneration and Shareholders' Resolution in Lieu of an Annual General Meeting" (the "Report") in lieu of an annual general meeting for the purpose of accepting Enersource's audited consolidated financial statements for the fiscal year ended December 31, 2015, confirming the election of its directors and appointing KPMG LLP as its auditor.

2. That City Council authorize the Mayor and City Clerk to execute the Direction to Enersource, attached to the Report as Appendix 4, designating the Mayor and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as a member of the Nomination Committee, each to hold such positions until the earlier of (i) each such person ceases to be a director of Enersource; and (ii) each such person's successor is designated.
3. That City Council authorize the Mayor and City Clerk to execute the Approval, attached to the Report as Appendix 6, to authorize the remuneration of Enersource Directors serving on the Transitional Committee and Directors attending its meetings as described in Enersource Board of Directors' Resolution No. 2016-011 attached to the Report as Appendix 5.

Motion

- 8.2. Report dated May 30, 2016, from the Commissioner of Planning and Building re: **Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007 City of Mississauga (All Wards) File: BL.09-COM.**

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Mississauga Official Plan and Zoning By law 0225 2007, be adopted in accordance with the following:

1. That the proposed City initiated Official Plan Amendment, as detailed in Appendix 1, be approved; and,
2. That the proposed City initiated changes to Zoning By-law 0225-2007, as detailed in Appendix 1, be approved.

Motion

9. **PRESENTATION OF COMMITTEE REPORTS**

- 9.1. Planning and Development Committee Meeting Report 9-2016 dated June 13, 2016.

Motion

- 9.2. Heritage Advisory Committee Report 5-2016 dated June 14, 2016.

Motion

- 9.3. General Committee Report 11-2016 dated June 15, 2016.

Motion

- 9.4. Budget Committee Report 1-2016 dated June 15, 2016.

Motion

10. **UNFINISHED BUSINESS** - Nil

11. **PETITIONS** - Nil

- 11.1. A petition received on May 31, 2016 with approximately 138 signatures opposing the building application of 24 3-storey townhomes at 1629, 1635 & 1639 Blane field Road (OZ/009W1) (Ward 1)

Receive and refer to Planning and Building for appropriate action

12. **CORRESPONDENCE**

- 12.1. *Information Items* - Nil

- 12.2. *Direction Items* - Nil

13. **NOTICE OF MOTION**

14. **MOTIONS**

- 14.1. To approve recommendations from the following Committee Report:

- (i) Recommendations PDC-0044-2016 to PDC-0046-2016 inclusive contained in the Planning and Development Committee Report 9-2016 dated June 13, 2016.
- (ii) Recommendations HAC-0027-2016 to HAC-0035-2016 inclusive contained in the Heritage Advisory Committee Report 5-2016 dated June 14, 2016.
- (iii) Recommendations GC-0420-2016 to GC-0459-2016 inclusive contained in the General Committee Report 11-2016 dated June 15, 2016.
- (vi) Recommendations BC-0001-2016 to BC-0005-2016 inclusive contained in the Budget Committee Report 1-2016 dated June 15, 2016.

- 14.2. To close to the public a portion of the Council meeting to be held on June 22, 2016, to deal with various matters. (See Item 18 Closed Session).

- 14.3. To appoint a Member of Council to the Public Vehicle Advisory Committee.

15. **INTRODUCTION AND CONSIDERATION OF BY-LAWS**

15.1. A by-law to establish certain lands as part of the municipal highway system Registered Plan 43R-37045 (in the vicinity of Dundas Street East and Dixie Road) (Ward 3).

15.2. A by-law to amend By-law No. 555-2000, as amended being the Traffic By-law adding Schedule 18 maximum rate of speed Hickory Drive (Ward 3).

GC-0475-2015/September 9, 2015

15.3. A by-law to amend the encroachment By-law 057-04, as amended with various changes.

GC-0428-2016/June 15, 2016

15.4. A by-law to amend By-law 0247-2015, as amended being the Transportation and Works Fees and Charges By-law.

GC-0428-2016/June 15, 2016

15.5. A by-law to amend By-law 555-2000, as amended, being the Traffic By-law by deleting Schedule 3 no parking on Glen Erin Drive, adding Schedule 3 no parking on Glen Erin Drive. (Ward 9).

GC-0434-2016/June 15, 2016

15.6. A by-law to authorize the execution of agreements with the Ontario Ministry of Transportation for the construction of the Second Line West pedestrian/cyclist bridge, ancillary landscaping and retrofit of certain City stormwater ponds (Ward 11).

GC-0437-2016/June 15, 2016

15.7. A by-law to adopt Mississauga Official Plan Amendment No. 52.

Corporate Report 8.2

15.8. A by-law to amend By-law number 0225-2007, as amended with various amendments.

Corporate Report 8.2

15.9. A by-law to transfer funds from the Development Charges Stormwater Management Reserve Fund (Account 31350) to Retrofit of the Collegeway Stormwater Management Facility #5903 (PN10-142) (Ward 8).

GC-0436-2016/June 15, 2016

- 15.10. A by-law to transfer funds from the DCA City-Wide Engineering Reserve Fund (31335) to QEW/Credit River Active Transportation Crossings Class Environmental Assessment Study and Detailed Design Assignment project (PN16-107) and to authorize the withdrawal therefrom (Wards 1, 2, 7 and 8).

GC-0146-2016/March 9, 2016

16. **INQUIRIES**

17. **OTHER BUSINESS/ANNOUNCEMENTS**

18. **CLOSED SESSION**

Pursuant to the Municipal Act, Section 239(2)

- 18.1. Labour relations or employee negotiations re: **Labour Negotiations Update.**

19. **CONFIRMATORY BILL**

A by-law to confirm the proceedings of the Council of The Corporation of the City of Mississauga at its meeting held on June 22, 2016.

20. **ADJOURNMENT**

City of Mississauga

Corporate Report



Date: 2016/06/10

To: Mayor and Members of Council

From: Mary Ellen Bench, BA, JD, CS, CIC.C

Originator's files:

Meeting date:

June 22, 2016

Subject

Enersource Corporation –Transitional Committee Remuneration and Shareholders' Resolution in Lieu of an Annual General Meeting

Recommendation

1. That City Council authorize the Mayor and City Clerk to execute the Resolution of the Shareholders of Enersource Corporation ("Enersource") attached as Appendix 2 to the Report from the City Solicitor dated June 10, 2016 entitled "Enersource Corporation – Transitional Committee Remuneration and Shareholders' Resolution in Lieu of an Annual General Meeting" (the "Report") in lieu of an annual general meeting for the purpose of accepting Enersource's audited consolidated financial statements for the fiscal year ended December 31, 2015, confirming the election of its directors and appointing KPMG LLP as its auditor.
2. That City Council authorize the Mayor and City Clerk to execute the Direction to Enersource, attached to the Report as Appendix 4, designating the Mayor and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as a member of the Nomination Committee, each to hold such positions until the earlier of (i) each such person ceases to be a director of Enersource; and (ii) each such person's successor is designated.
3. That City Council authorize the Mayor and City Clerk to execute the Approval, attached to the Report as Appendix 6, to authorize the remuneration of Enersource Directors serving on the Transitional Committee and Directors attending its meetings as described in Enersource Board of Directors' Resolution No. 2016-011 attached to the Report as Appendix 5.

Report Highlights

- The Enersource Board of Directors (the "Enersource Board") has requested that its shareholders ("Shareholders") pass a resolution in lieu of holding an annual general meeting of Shareholders. The only matters for the Shareholders' consideration do not result in any change to current operations of Enersource or to membership on the Enersource Board. They are described in this report. This is a common approach and

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it is appropriate for the Shareholders to deal with these matters by resolution in lieu of an annual general meeting.

- The Enersource Board has requested that Council approve the remuneration of Directors serving on the Transitional Committee (“TC”) (and those non-member Directors who attend its meetings) as constituted by the Merger Participation Agreement dated March 24, 2016 (“MPA”). Remuneration rates are consistent with the rates currently received by Enersource Board members, but calculated on a monthly basis.

Background

The Enersource Board has recommended that its Shareholders execute a resolution to deal with the following matters in lieu of an annual general meeting:

1. Accept the audited consolidated financial statements of Enersource for the fiscal year ended December 31, 2015 (a copy of which is attached as Appendix 3);
2. Confirm the election of the nominees of The Corporation of the City of Mississauga (the “City”) and BPC Energy Corporation (“Borealis”) as directors of Enersource; and
3. Appoint KPMG LLP as the auditors for Enersource until the close of the next annual meeting of Shareholders.

Section 2.20 of the Amended and Restated Shareholders’ Agreement between the City, Borealis and Enersource dated June 1, 2012 (the “Shareholders’ Agreement”) requires the City to designate two (2) directors as members of the Human Resources and Corporate Governance Committee and one (1) director as a member of the Nominating Committee, each of whom may, but need not be, Independent as defined in the Shareholders’ Agreement.

Pursuant to the MPA, a Transitional Committee has been established and Enersource has appointed four (4) Directors to it, three of whom were approved by the City and one by Borealis.

Based upon research performed by Hay Group, the Enersource Board is requesting Council’s approval of the remuneration of the Enersource Directors who will be serving on the TC (and those non-member Directors who attend its meetings) in the amounts set out in the Enersource Board Resolution Number 2016-011 attached as Appendix 5.

To determine if the fees are comparable, Enersource compared the remuneration of current Enersource Directors versus TC Directors. Since the TC Directors will be compensated on a per meeting and monthly basis, this exercise required prorating the Enersource Director’s remuneration into a monthly figure, in the following categories:

1. Director meeting fees
2. Director retainer fees
3. Fees for Board Committee Chairs versus TC Sub-Committee Chairs;
4. Fees for the Board Chair versus the TC Chair.

For all categories, the differences are nominal resulting in the compensation being generally comparable. As further discussed under “Comments”, while the Board Chair’s compensation is generally comparable with the TC Chair’s, there is a difference in the manner in which they are

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compensated. That is, while the Board Chair is paid a fixed fee and no meeting or retainer fees, it is proposed by Enersource that the TC Chair be paid a per meeting and monthly fee. An explanation of how the Enersource Board arrived at these amounts is found in the letter dated May 20, 2016 to the City Clerk from Enersource entitled “Transitional Committee – Participant Remuneration” attached as Appendix 7.

Comments

The *Ontario Business Corporations Act* authorizes shareholders of a corporation to pass a shareholders’ resolution in lieu of holding an annual general meeting. The Enersource Board has recommended that the City and Borealis exercise this option under the Shareholders’ Agreement. The Shareholders have agreed to do this many times in the past, and this is a normal corporate practice where there is no core change to be considered by the Shareholders. A copy of the Enersource Board resolution is attached as Appendix 1. As the only matters for consideration do not result in any change to current operations or to membership on the Enersource Board, it is appropriate for the Shareholders to deal with these matters by resolution in lieu of an annual general meeting. A copy of the proposed Shareholders’ resolution accepting Enersource’s audited consolidated financial statements for the fiscal year ended December 31, 2015, confirming the election of its directors and appointing KPMG LLP as its auditor is attached as Appendix 2. A copy of Enersource’s Audited Financial Statements for the year ended December 31, 2015 is attached as Appendix 3.

The Shareholders’ Agreement requires the City to designate two directors as members of the Human Resources and Corporate Governance Committee and one director as a member of the Nominating Committee. The City designates need not be Independent. Currently, Mayor Crombie and Councillor Saito are the City’s designated members of the Human Resources and Corporate Governance Committee and Councillor Starr is the City’s designated member of the Nominating Committee. If Council agrees to redesignate these individuals as members of these committees, they will hold such positions until the earlier of: (i) each such person ceases to be a director of Enersource, and (ii) each such person’s successor is designated. A copy of the proposed direction is attached as Appendix 4.

The MPA requires the formation of the TC to which Enersource is to appoint four (4) Directors. City Council has appointed Mayor Crombie, Norm Loberg and Gerald Beasely to the TC, and Borealis has appointed Ainsley Wallace.

Since the lifespan of the TC is limited such that it will dissolve upon the closing of the transaction contemplated by the MPA, Enersource proposes to compensate Directors serving on the TC on a monthly and per meeting basis. The compensation proposed is generally comparable to that paid to other Enersource Directors, based on a monthly calculation, with one notable difference with regards to the formula used: Based on the information provided by Enersource, the TC Chair’s compensation is made generally comparable to the Enersource Board Chair’s compensation. The main difference is that the Enersource Board Chair is paid a fixed amount per annum and is not paid retainer or meeting fees, while Enersource proposes to pay the TC Chair the TC Chair retainer, the Enersource Director retainer and meeting fees. Provided that the TC meets approximately three (3) times per month, the calculations provided by Enersource results in the Enersource Board Chair being paid a nominal amount per month more than the TC Chair.

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The Enersource Board proposes to compensate its Directors serving on the TC (and those non-member Directors who attend its meetings) in the amounts set out in its resolution attached as Appendix 5. The Shareholders' Agreement requires Enersource to obtain the City's approval of such remuneration in these circumstances. Subject to the qualification outlined below, the amounts proposed by the Enersource Board are comparable to the amounts currently paid to Enersource Directors.

Financial Impact

None.

Conclusion

The Enersource Board has requested that (1) the City and Borealis pass a Shareholders' Resolution in lieu of holding an Annual General Meeting (Appendix 2), to accept the audited financial statements for the fiscal year ended December 31, 2015 (Appendix 3), to confirm the membership of the Board of Directors and to appoint KPMG LLP as Enersource's auditors until the close of the next annual meeting of Shareholders; (2) Council designate the Mayor and Councillor Saito as members of the Human Resources and Corporate Governance Committee and Councillor Starr as member of the Nominating Committee and authorize the execution of a Direction addressed to Enersource reflecting same (Appendix 4); and (3) subject to any clarification that Council requires with regards to the compensation for TC Directors, Council authorize the execution of an Approval of such compensation as referenced in this Report (Appendix 6).

Attachments

- Appendix 1: Enersource Resolution of the Board of Directors re annual proceedings.
- Appendix 2: Enersource proposed Shareholders' resolution in lieu of an annual general meeting to accept Enersource's audited consolidated financial statements for the fiscal year ended December 31, 2015, confirm the election of its directors and appoint KPMG LLP as its auditor
- Appendix 3: Annual Audited Financial Statements of Enersource
- Appendix 4: Enersource proposed City direction to Enersource re: Designating Directors to the Human Resources and Corporate Governance Committee and Nominating Committee
- Appendix 5: Enersource Resolution of the Board of Directors re Remuneration of Transitional Committee Members
- Appendix 6: Enersource proposed City approval of compensation for Enersource Directors serving on the Transitional Committee.

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Appendix 7: Letter dated May 20, 2016 to the City Clerk from Enersource regarding
"Transitional Committee - Participant Remuneration".



Mary Ellen Bench, BA, JD, CS, CIC.C

Prepared by: Margaret Beck, Legal Counsel

ENERSOURCE CORPORATION
(the "Corporation")
RESOLUTION of the Board of Directors

Subject: ANNUAL MEETING OF THE SHAREHOLDERS

Moved by: _____ Resolution Number: 2016-021

Seconded by: _____ Page 1 of 1

WHEREAS the *Business Corporations Act* (Ontario) requires that Enersource Corporation hold an annual meeting of its shareholders;

AND WHEREAS a unanimous resolution of the shareholders may satisfy the requirements to hold such a meeting;

AND WHEREAS it is desirable to have the Chair and the President and Chief Executive Officer of the Corporation present an annual report to a meeting of the Council for the City of Mississauga;

AND WHEREAS it is desirable to have the Chair and the President and Chief Executive Officer of the Corporation present an annual report to BPC Energy Corporation;

NOW THEREFORE BE IT RESOLVED as follows:

1. That the Corporation circulate to its two shareholders a written resolution which, if adopted, would satisfy the obligation to hold an annual meeting of shareholders;
2. That the Corporation request an opportunity to have its Chair and the President and Chief Executive Officer address a meeting of the Council for the City of Mississauga at a mutually convenient time;
3. That the Corporation request an opportunity to have its Chair and the President and Chief Executive Officer address representatives of BPC Energy Corporation at a mutually convenient time; and,
4. That Management be directed to take all actions and do all things so as to give effect to the meaning and intent of this resolution.

Passed 17th Day of May 20 16



ENERSOURCE CORPORATION
(the "Corporation")
RESOLUTION OF THE SHAREHOLDERS

RESOLVED THAT:

1. The audited consolidated financial statements of the Corporation for the fiscal year ended December 31, 2015, all as submitted to the shareholders, are hereby accepted.
2. That each of the following named persons is hereby elected as a director of the Corporation to hold such office until the earlier of (i) the close of the next annual meeting of shareholders; and (ii) his/her successor is elected or appointed;
 - (a) as nominees of The Corporation of the City of Mississauga as Independent Directors
 1. Gerald Beasley
 2. Doug Elliott
 3. Linda Kuga Pikulin
 4. Norman Loberg
 5. Robert MacCallum
 6. David Warner
 - (b) as nominee of BPC Energy Corporation
 1. Annesley Wallace
3. That each of the following named persons is hereby elected as a director of the Corporation to hold such office until the earliest of (i) the close of the next annual meeting of shareholders; (ii) his/her successor as director is elected or appointed and (iii) he/she ceases to be a Councillor for the City of Mississauga.
 - (a) as nominees of The Corporation of the City of Mississauga
 1. Mayor Bonnie Crombie
 2. Pat Saito
 3. Ron Starr

4. KPMG LLP is hereby appointed the auditor of the Corporation until the close of the next annual meeting of shareholders, at such remuneration as may be fixed by the directors and the directors are hereby authorized to fix such remuneration.

The foregoing resolutions are hereby passed as evidenced by the signatures of the shareholders of the Corporation entitled to vote pursuant to the provisions of the *Business Corporations Act* (Ontario).

DATED as of this day of , 2016.

BPC ENERGY CORPORATION

THE CORPORATION OF THE CITY OF
MISSISSAUGA

Per: Authorized Signing Officer

Name:

Title:

Per: Authorized Signing Officer

Name:

Title:

Per: Authorized Signing Officer

Name:

Title:

Per: Authorized Signing Officer

Name:

Title:



Consolidated Financial Statements of

ENERSOURCE CORPORATION

Years ended December 31, 2015 and 2014



KPMG LLP
 Bay Adelaide Centre
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 Toronto ON M5H 2S5

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 Fax (416) 777-8818
 Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Shareholders of Enersource Corporation

We have audited the accompanying consolidated financial statements of Enersource Corporation, which comprise the consolidated statement of financial position as at December 31, 2015, the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



March 1, 2016

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Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Enersource Corporation as at December 31, 2015, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

March 1, 2016

Toronto, Canada

ENERSOURCE CORPORATION**Consolidated Statement of Financial Position**

(In thousands of Canadian dollars)

As at December 31, 2015 and 2014

	Notes	December 31, 2015	December 31, 2014
Assets			
Current assets:			
Cash and cash equivalents	5	\$ -	\$ 15,322
Accounts receivable	6	66,878	59,414
Unbilled revenue		78,055	73,045
Income taxes receivable		1,504	711
Inventories	7	5,120	4,073
Prepaid expenses		2,714	2,181
Customer deposits	8	25,297	23,367
Total current assets		179,568	178,113
Non-current assets:			
Property, plant and equipment	9	606,876	556,617
Intangible assets	10	57,348	16,309
Promissory note	11	2,068	2,068
Deferred tax assets	13	10,232	16,747
Total non-current assets		676,524	591,741
Total assets		\$ 856,092	\$ 769,854
Liabilities and Shareholders' Equity			
Current liabilities:			
Bank overdraft	5	\$ 3,898	\$ -
Accounts payable and accrued liabilities	14	117,408	105,858
Advance payments		4,362	5,039
Customer deposits	8	25,297	23,367
Current portion of environmental provision	21	1,843	1,600
Total current liabilities		152,808	135,864
Non-current liabilities:			
Loans and borrowings	15	378,129	318,137
Deferred contributions	16	21,069	15,153
Post-employment benefits	17	7,465	7,035
Environmental provision	21	-	1,267
Total non-current liabilities		406,663	341,592
Total liabilities		559,471	477,456
Shareholders' equity:			
Share capital	18	175,691	175,691
Accumulated other comprehensive income		442	446
Retained earnings		120,488	116,261
Total shareholders' equity		296,621	292,398
Total liabilities and shareholders' equity		\$ 856,092	\$ 769,854

The accompanying notes are an integral part of the consolidated financial statements.

On behalf of the Board of Directors:

Director_____
Director

ENERSOURCE CORPORATION**Consolidated Statement of Comprehensive Income**

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

	Notes	December 31, 2015	December 31, 2014
Revenue:			
Energy sales	23	\$ 848,230	\$ 786,505
Distribution	23	123,334	111,675
Services		14,744	9,779
Other revenue	24	28,193	21,020
		1,014,501	928,979
Operating expenses:			
Energy purchases	23	844,300	801,795
Employee salaries and benefits		35,367	35,532
Materials and transportation		9,977	6,085
Contract labour		10,740	9,198
Other expenses		17,480	12,247
Conservation and demand management	24	21,311	14,546
Depreciation of property, plant and equipment	9	27,387	26,040
Amortization of intangible assets	10	4,301	3,556
		970,863	908,979
Results from operating activities		43,638	20,000
Non-operating revenue (expense):			
Interest income		810	816
Interest expense		(16,691)	(16,248)
Interest expense on accrued post-employment benefits	17	(281)	(285)
		(16,162)	(15,717)
Profit before income tax expense		27,476	4,283
Income tax expense	12	(7,221)	(869)
Profit for the year		20,255	3,414
Other comprehensive loss, net of income tax:			
Remeasurements of the defined benefit obligation	17	(5)	(639)
Income tax recovery		1	169
		(4)	(470)
Total comprehensive income for the year		\$ 20,251	\$ 2,944

The accompanying notes are an integral part of the consolidated financial statements.

ENERSOURCE CORPORATION**Consolidated Statement of Cash Flows**

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

	Notes	December 31, 2015	December 31, 2014
Cash flows from operating activities:			
Comprehensive income for the year		\$ 20,251	\$ 2,944
Adjustments for:			
Depreciation of property, plant and equipment		27,387	26,040
Amortization of intangible assets		4,301	3,556
Amortization of deferred contributions	16	(442)	(318)
Gain on disposals of property, plant and equipment		(122)	(56)
Post-employment benefits		430	1,049
Environmental provision	21	1,235	825
Promissory note	11	-	(2,068)
Income tax expense		7,220	700
Interest income		(810)	(816)
Interest expense		16,691	16,248
Environmental expenditures	21	(2,259)	(783)
Income tax paid		(1,499)	(5,253)
Change in working capital	19	(6,697)	(5,967)
Net cash from operating activities		65,686	36,101
Cash flows from investing activities:			
Customer deposits		(1,930)	(1,447)
Interest received		686	853
Capitalized interest		411	348
Additions to property, plant and equipment		(74,288)	(51,278)
Additions to intangible assets		(45,119)	(2,699)
Additions to deferred contributions	16	6,358	4,138
Proceeds from sales of property, plant and equipment		183	131
Cash used in investing activities		(113,699)	(49,954)
Cash flows from financing activities:			
Customer deposits		1,930	1,447
Proceeds from bank loan		60,000	-
Debt issuance costs paid		(140)	-
Dividends paid	18	(16,028)	(14,571)
Interest paid		(16,969)	(16,501)
Cash from (used in) financing activities		28,793	(29,625)
Decrease in cash and cash equivalents, during the year		(19,220)	(43,478)
Cash and cash equivalents, beginning of year		15,322	58,800
Cash and cash equivalents, end of year		\$ (3,898)	\$ 15,322

The accompanying notes are an integral part of the consolidated financial statements.

ENERSOURCE CORPORATION**Consolidated Statement of Changes in Equity**

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

	Share Capital	Accumulated Other Comprehensive Income	Retained Earnings	Total Equity
Balance at January 1, 2015	\$ 175,691	\$ 446	\$ 116,261	\$ 292,398
Profit for the year	-	-	20,255	20,255
Other comprehensive loss, net of tax	-	(4)	-	(4)
Dividends paid	-	-	(16,028)	(16,028)
Balance at December 31, 2015	\$ 175,691	\$ 442	\$ 120,488	\$ 296,621

Balance at January 1, 2014	\$ 175,691	\$ 916	\$ 127,418	\$ 304,025
Profit for the year	-	-	3,414	3,414
Other comprehensive loss, net of tax	-	(470)	-	(470)
Dividends paid	-	-	(14,571)	(14,571)
Balance at December 31, 2014	\$ 175,691	\$ 446	\$ 116,261	\$ 292,398

The accompanying notes are an integral part of the consolidated financial statements.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

1. General Information

a) Corporate Information

Enersource Corporation (the "Corporation"), incorporated under the Ontario Business Corporations Act, was formed to conduct electricity distribution and non-regulated utility service ventures. The Corporation is owned 90% by the City of Mississauga (the "City") and 10% by BPC Energy Corporation ("Borealis"), a wholly owned subsidiary of the Ontario Municipal Employees Retirement System ("OMERS").

The Corporation's equity is not traded in a public market. The Corporation's registered office is located at 2185 Derry Road West in Mississauga, Ontario, L5N 7A6.

The accompanying consolidated financial statements include the accounts of the Corporation's wholly owned subsidiaries: Enersource Hydro Mississauga Inc. ("Enersource Hydro"), Enersource Services Inc., Enersource Technologies Inc. ("Technologies") and Enersource Power Services Inc. ("Power Services"). On July 7, 2014, Enersource Hydro Mississauga Services Inc. officially changed its name to Enersource Power Services Inc.

The Corporation's consolidated financial statements are presented in thousands of Canadian dollars, which is the Corporation's functional currency.

b) Nature of operations

The Corporation provides electricity distribution services to businesses and residences in the City of Mississauga, Ontario through its subsidiary, Enersource Hydro.

Power Services provides utility services, including electricity distribution infrastructure design, construction and operations and streetlight construction and maintenance services to customers in Ontario.

Enersource Services Inc. is the parent company of Power Services, the Corporation's non-regulated businesses, which also owns 100% of Technologies.

2. Basis of Preparation

a) Statement of compliance

The accompanying annual consolidated financial statements have been prepared in accordance with *International Financial Reporting Standards ("IFRS")* as issued by the *International Accounting Standards Board ("IASB")*.

These consolidated financial statements have been approved by the Corporation's Board of Directors on March 1, 2016.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

2. Basis of Preparation (continued)

b) Basis of measurement

These consolidated financial statements have been prepared on a historical cost basis, except for post-employment benefits.

c) Rate setting

Enersource Hydro, as an electricity distributor, is both licensed and regulated by the OEB, which has a legislative mandate to oversee various aspects of the electricity industry as set out by the OEB Act, 1998. The OEB's mission is to promote a viable, sustainable and efficient energy sector that serves the public interest and assists consumers to obtain reliable energy services that are cost effective.

The OEB exercises statutory authority through setting or approving all rates charged by Enersource Hydro and establishing standards of service for Enersource Hydro's customers.

The OEB's regulatory framework for electricity distributors is designed to support the cost-effective planning and operation of the electricity distribution network and to provide an appropriate alignment between a sustainable, financially viable electricity sector and the expectations of customers for reliable service at a reasonable price.

The OEB typically regulates the electricity rates for distributors using a combination of cost-based and formula-based rate setting mechanisms. Currently there are three specific rate-setting methods available to electricity distributors: Price Cap Incentive Rate-setting, Custom Incentive Rate-setting, and the Annual Incentive Rate-setting Index.

The Price Cap Incentive Rate-setting method establishes rates on a single forward test-year cost of service basis and indexed for four subsequent years through a formulaic adjustment. Under this method, the Incremental Capital Module is available to address any incremental capital investment needs that may arise during the term.

The Custom Incentive Rate-setting method establishes rates for a minimum period of five years, typically on a forward test-year cost of service basis with subsequent annual adjustments determined by the OEB on a case-by-case basis.

The Annual Incentive Rate-setting Index method sets a distributor's rates through an annual adjustment mechanism.

Under each method, actual operating conditions may vary from forecasts and therefore actual returns achieved can differ from approved returns.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

2. Basis of Preparation (continued)

On August 13, 2014, Enersource Hydro submitted an annual Price Cap Incentive Rate application for distribution rates effective January 1, 2015 to December 31, 2015. The application was approved by the OEB on December 4, 2014.

On August 16, 2013, Enersource Hydro submitted an annual Price Cap Incentive Rate application to change distribution rates effective January 1, 2014. The application was approved by the OEB on December 5, 2013.

3. Key Accounting Judgements, Estimates and Assumptions

The preparation of consolidated financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and amounts reported and disclosed in the financial statements. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which the estimates are revised and in any future periods affected.

Key sources of estimation uncertainty and judgements at the end of the reporting period that could have a significant impact on the consolidated financial statements, relate to the following:

a) Useful lives of depreciable assets

The Corporation relies on a third party independent study to componentize and determine the estimated useful lives of its distribution system assets. The useful life values from the study were derived from industrial statistics, research studies, reports and past utility experience. Actual lives of assets may vary from estimated useful lives.

b) Post-employment benefits other than pensions

The cost of post-employment benefits is determined using actuarial valuations. The actuarial valuation incorporates estimates about discount rates, any expected rates of return on assets, future salary increases, mortality rates and future pension increases. Due to the long-term nature of these plans, such estimates are subject to significant uncertainty.

c) Accounts receivable impairment

In determining the allowance for doubtful accounts, the Corporation considers historical loss experience of account balances based on the aging and arrears status of accounts receivable balances.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

3. Key Accounting Judgements, Estimates and Assumptions (continued)

d) Unbilled revenue

Unbilled revenue is based on either the actual usage at the end of the period or an estimate of unbilled electricity distribution services supplied to customers between the date of the last meter reading and the period ending date. The Corporation applies judgement to the measurement of the estimated consumption and to the valuation of that consumption.

e) Connection and cost recovery agreements

The Corporation is party to connection and cost recovery agreements ("CCRA") with Hydro One Networks Inc. ("Hydro One") as regulated by the OEB under the Transmission System Code ("TSC"). The economic evaluation methodology, as described within the TSC, determines the capital contribution amount which represents the difference between the total capital cost of constructing and operating the transmission facility and the future revenues earned by Hydro One through such facility. Management estimates the future electricity consumption through the facility, which in turn impacts the economic evaluation and the resulting capital contribution. Periodic true-up calculations are carried at the end of each of the fifth, tenth and possibly the fifteenth year of operation of the facility. Actual electricity consumption could significantly impact the outcome of these true-ups.

4. Significant Accounting Policies

a) Financial instruments

All financial assets of the Corporation are classified as loans and receivables and all financial liabilities are classified as other financial liabilities. These financial instruments are recognized initially at fair value plus any directly attributable transaction costs. Subsequently they are accounted for based on their classification as following:

i) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are initially recognized at fair value plus transaction costs that are directly attributable to their acquisition or issue, and are subsequently carried at amortised cost using the effective interest rate method, less any provision for impairment.

Financial assets are assessed at each reporting period to determine whether there is any objective evidence that they are impaired. Impairment provisions are recognized when there is objective evidence that the Corporation will be unable to collect all of the amounts due under the terms receivable. The impairment loss is calculated as the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. All impairment losses are recognized in net income.

Loans and receivables are comprised of cash and cash equivalents, accounts receivable, promissory note, unbilled revenue, and customer deposits.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

ii) Other financial liabilities

Financial liabilities are classified as other liabilities. They are initially recognized at fair value plus transaction costs that are directly attributable to their issue, and are subsequently carried at amortised cost using the effective interest rate method. Financial liabilities are further classified as current or non-current depending on whether they are due within twelve months of the reporting date.

Other financial liabilities are comprised of accounts payable and accrued liabilities, loans and borrowings and deposits payable.

b) Inventories

Inventories consist of parts and supplies acquired for internal construction, consumption or recoverable work. The Corporation accounts for major spare parts and standby equipment as property, plant and equipment.

Inventory is carried at the lower of cost and net realizable value, with cost determined on a weighted average cost basis net of a provision for obsolescence. Cost is comprised of the purchase price and other directly attributable expenditures to bring the inventories to their present condition and location.

c) Customer deposits

Customers may be required to post security to obtain electricity or other services, which are interest bearing and refundable on demand. Where the security posted is in the form of cash or cash equivalents, these amounts are recorded as customer deposits and are reported separately from the Corporation's own cash and cash equivalents.

d) Property, plant and equipment ("PP&E")

PP&E is measured at cost less accumulated depreciation and impairment losses. Cost includes all directly attributable expenditures to acquire and bring the asset into operation including labour, employee benefits, materials and transportation costs, contracted services and borrowing costs where applicable. Subsequent expenditures are included in an asset's carrying amount or recognized as a separate asset, where appropriate, only when it is probable that future economic benefits associated with the item will flow to the Corporation and the cost can be reliably measured. All other subsequent expenditures, including the costs of day-to-day servicing, repairs and maintenance, are expensed as incurred. Major spare parts and standby equipment are accounted for as PP&E since they support the Corporation's distribution system reliability.

An asset is derecognized at its carrying value when it is disposed of or when no future economic benefits are expected from its use. The gain or loss arising on the disposal or retirement of an item of PP&E is determined as the difference between the proceeds from sale and the carrying amount of the asset, and is recognized in the statement of comprehensive income.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

Depreciation of PP&E is recorded in the statement of comprehensive income on a straight-line basis over the estimated useful life of each component of PP&E. The estimated useful lives, residual values and depreciation methods are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

Estimated useful lives for the main categories of PP&E are shown in the table below:

Distribution system	10 - 55 years
Distribution station equipment	40 years
Other PP&E	3 - 25 years
Buildings and fixtures	20 - 60 years
Land	Indefinite life

Assets under construction and spare parts accounted as PP&E, which are not available for use, are not depreciated.

During the construction period of qualifying assets, borrowing costs are capitalized as a component of the cost of self-constructed assets. The capitalization rate used is the Corporation's weighted average cost of borrowings.

e) Intangible assets

Intangible assets include easements, capital contributions and computer software.

Easements are measured at cost and are held in perpetuity. Since there is no foreseeable limit to the period over which these easements are expected to provide benefit to the Corporation, they have been assessed as having indefinite useful lives and are not amortized.

Capital contributions represent payments made to Hydro One Networks Inc. ("Hydro One") for building dedicated infrastructure to accommodate the Corporation's distribution system requirements. The contributions are measured at cost less accumulated amortization.

Computer software is measured at cost less accumulated amortization and impairment losses. Cost includes expenditures associated with the initial acquisition or development and other directly attributable expenditures to prepare the asset for its intended use.

Computer software and capital contributions are amortized on a straight line basis over the estimated useful life of the related asset from the date that they are available for use. The estimated useful lives and amortization methods are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis. Software in development and contributions for work in progress are not amortized.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

Estimated useful lives for intangible assets are shown in the table below:

Easements	Indefinite
Capital contributions	45 years
Computer software	2 - 10 years

f) Impairment of non-financial assets

The carrying amounts of non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is tested and assessed.

PP&E and intangible assets with finite lives are tested for recoverability at the cash-generating unit ("CGU") level (or groups of CGUs), which is the smallest identifiable group of assets that generates independent cash inflows. An impairment of PP&E and intangible assets with finite lives is recognized in the statement of comprehensive income when the asset's carrying value exceeds its estimated recoverable amount. The recoverable amount is the higher of its value in use and fair value less costs to sell. Where fair value less costs to sell is not reliably available, value in use is used as the recoverable amount. Value in use is calculated as the present value of the estimated future cash flows expected to be derived from an asset, CGU or group of CGUs.

The Corporation evaluates intangible assets with indefinite life for impairment annually or whenever events or changes in circumstances indicate the carrying amount may not be recoverable. For purposes of such an evaluation, the fair value estimate is compared to the carrying amount of the asset to determine if a write-down is required. The impairment loss is measured as the amount by which the carrying amount of the asset exceeds its fair value.

An impairment charge may be reversed only if there is objective evidence that a change in the estimate used to determine the asset's recoverable amount since the last impairment was recognized is warranted. A reversal of an impairment charge is recognized immediately in the statement of comprehensive income.

g) Regulatory accounting

On January 30, 2014, the IASB issued interim standard *IFRS 14, Regulatory Deferral Accounts*. This standard allows first-time adopters of IFRS to apply previous Generally Accepted Accounting Principles to account for rate-regulated assets and liabilities. As the Corporation is not a first-time adopter, it does not recognize assets and liabilities arising from rate regulated activities. Instead, the Corporation records revenues in accordance with its revenue recognition policy and expenses as operating costs when incurred. Regulatory balances that have an effect on comprehensive income under IFRS are disclosed in Note 23.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

h) Revenue recognition

The Corporation's principal sources of revenue are:

(i) Energy sales and distribution revenue

Energy sales and distribution revenue are recorded on the basis of cyclical billings based on electricity usage and include unbilled revenue for electricity consumed but not yet billed. The unbilled revenue accrual for the period is based on estimated energy consumption. Energy sales are recognized based on OEB and Independent Electricity System Operator's ("IESO") prevailing energy rates and electricity consumed by customers. Distribution revenue attributable to the delivery of electricity is recognized based upon OEB-approved distribution rates and estimated electricity consumed by the customers.

(ii) Services revenue

Services revenue, related to the non-regulated operations, is recognized as services are rendered or contract milestones are achieved. Amounts received in advance of these milestones are presented as advance payments.

(iii) Other revenue

Other revenue includes government grants under Conservation and Demand Management ("CDM") programs, amortization of customer contributions and other general revenue.

Government grants under CDM programs are recognized when there is reasonable assurance that the grant will be received and all related conditions will be met. Grants are recognized as income on a systematic basis over the period to match to the costs they are intended to compensate. Cost efficiency incentives related to CDM programs are recognized when it is probable that future economic benefits will flow to the Corporation, and the amount can be measured reliably.

The Corporation receives customer contributions to construct certain items of PP&E. These customer contributions are recorded as deferred contributions and amortized into income over the life of the related asset.

Other general revenues are recognized as the services are rendered.

i) Deferred debt issue costs

Deferred debt issue costs represent the cost of the issuance of the loans and borrowings. The Corporation's deferred debt issuance costs, net of accumulated amortization, are included in the carrying amount of the loans and borrowings. All the loans and borrowings are accreted back to their face amount using the effective interest rate method over the remaining period to maturity.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
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4. Significant Accounting Policies (continued)**j) Employee benefits***(i) Short-term employee benefits*

The Corporation provides short-term employee benefits such as salaries, employment insurance, short-term compensated absences, health and dental care. Short-term employee benefit obligations are measured on an undiscounted basis and are recognized as the related service is provided. Short-term employee benefits are recognized as an expense unless they qualify for capitalization as part of an item of PP&E or intangible asset.

(ii) Defined benefit pension plan

The Corporation's current pension plan is administered by OMERS and is a multi-employer public sector defined benefit pension plan funded by equal contributions from participating employers and employees as well as by investment earnings of the plan. Pension contributions received from all OMERS employers and members are combined and used jointly to purchase investments. Under OMERS' funding and investment structure, investment and actuarial evaluations are determined on a commingled basis across all employers and as a result, information for individual employers is unavailable.

As the Corporation does not have the information to account for its proportionate share of the defined benefit obligation and plan assets, the Corporation accounts for its participation in OMERS as a defined contribution plan, and all contributions to the plan are recognized as an expense. The Corporation is not responsible for any other contractual obligations other than the contributions.

(iii) Post-employment benefits

The Corporation provides post-employment life, health, and dental benefits to its employees. An actuary determines the cost of these benefits as well as measures the plan obligation. The actuary uses the projected unit credit method, prorated on service and based on management's best estimate, and assumptions. Under this method, the projected post-employment benefit is deemed to be earned on a pro rata basis over the years of service in the attribution period, and ends at the earliest age the employee could retire and qualify for benefits.

Remeasurements of the net defined benefit liability, which are comprised of actuarial gains and losses, are recognized immediately in the statement of financial position with a charge or credit to other comprehensive income. Current service costs are recognized in the statement of comprehensive income under employee salaries and benefits and net interest expense on accrued post-employment benefits are presented as a separate line in the statement of comprehensive income. The Corporation accumulates remeasurements of the defined benefit obligation and transfers them to retained earnings upon OEB's review and approval.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

k) Deferred customer contributions

Certain assets may be acquired or constructed with financial assistance in the form of contributions from customers when the estimated revenue is less than the cost of providing service or where special equipment is needed to supply the customers' specific requirements.

Since the contributions will provide customers with ongoing access to the supply of electricity, these contributions from customers are classified as deferred contributions and are amortized as revenue on a straight-line basis over the useful life of the constructed or contributed asset.

l) Income taxes

Under the Electricity Act, 1998, the Corporation is required to make payments in lieu of corporate income taxes ("PILs") to the Ontario Electricity Financial Corporation. These payments are calculated in accordance with the rules for computing income and taxable capital and other relevant amounts contained in the Income Tax Act (Canada), the Taxation Act, 2007 (Ontario), as modified by the Electricity Act, 1998, and related regulations. References in these financial statements to income taxes are with respect to PILs.

The Corporation recognizes deferred tax using the balance sheet method. Under this method, deferred income taxes reflect the net tax effects of temporary differences between the tax basis of assets and liabilities and their carrying amounts for accounting purposes, as well as for tax losses available to be carried forward to future years that are probable. Deferred tax assets and liabilities are measured using enacted or substantively enacted tax rates, at the reporting date, expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the year that includes the date of enactment or substantive enactment. Deferred income tax assets and liabilities are offset since they relate to income taxes levied by the same taxation authority.

A deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Current taxes are based on taxable profit or loss for the year, which differ from profit or loss as reported in the consolidated statement of comprehensive income because it excludes items that are taxable or deductible in other years and items that are neither taxable nor deductible. The Corporation's liability for current tax is calculated using tax rates that have been enacted or substantively enacted at the end of the reporting period.

Both current and deferred taxes are included as part of income tax expense in the statement of comprehensive income.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)**m) Foreign currency translation**

Transactions in foreign currencies are translated to Canadian dollars at the prevailing rate at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are translated into Canadian dollars at the prevailing period-end rates. Exchange gains or losses are recognized as income in the period in which they arise.

n) Leases

Leases are classified as finance leases, whenever terms of the lease transfer substantially all the risks and rewards of the ownership to the lessee. All other leases are classified as operating leases.

Operating leases payments are recognized as an expense on a straight-line basis over the lease term, except where another systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

o) Provisions and contingencies

The Corporation recognizes provisions if, as a result of a past event, there is a present legal or constructive obligation that can be measured reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

The evaluation of the likelihood of the contingent events requires judgement by management as to the probability of exposure to potential gain or loss. Actual results could differ from these estimates.

A contingent asset is not recognized in the consolidated financial statements. However, a contingent asset is disclosed where an inflow of economic benefits is probable.

p) Consolidation

The Corporation prepares consolidated financial statements. All intercompany balances and transactions are eliminated in preparing the consolidated financial statements.

q) New standards and interpretations not yet adopted

Certain new or amended standards issued by the IASB do not have to be adopted in the current period. The standards that the Corporation anticipates might have an impact on its consolidated financial statements or note disclosures are described below.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

4. Significant Accounting Policies (continued)

In May 2014, the IASB issued IFRS 15, *Revenue from Contracts with Customers*, which clarifies the principles for recognizing revenue and cash flows arising from contracts with customers. The standard is effective for annual periods beginning on or after January 1, 2018, and is to be applied retrospectively. IFRS 15 is available for early adoption. The purpose of this standard is to remove inconsistencies and weaknesses in previous revenue requirements, improve comparability of revenue recognition practices across entities, industries, jurisdictions and capital markets, and to simplify the preparation of financial statements by reducing the number of requirements to which an entity must refer. The Corporation is currently evaluating the impact of the new standard.

In July 2014, the IASB issued IFRS 9 *Financial Instruments* which replaces IAS 39 *Financial Instruments: Recognition and Measurement*. The new standard provides revised guidance on the classification and measurement of financial assets, including impairment, and supplements the new hedge accounting principles published in 2013 as part of IFRS 9. The standard is effective for annual periods beginning on or after January 1, 2018, and is to be applied retrospectively. IFRS 9 is available for early adoption. The Corporation is currently evaluating the impact of the new standard.

In December 2014, the IASB issued Amendments to IAS 1 *Presentation of Financial Statements* as part of their Disclosure Initiative. These amendments improve the existing presentation and disclosure requirements and ensure that entities are able to use judgement when applying those requirements. These amendments are effective for annual periods beginning on or after January 1, 2016 and are available for earlier application. The Corporation is currently evaluating the impact of these amendments.

In January 2016, the IASB issued IFRS 16 *Leases*, which replaces the IAS 17 *Leases* and related interpretations. IFRS 16 establishes the principles for the recognition, measurement, presentation and disclosure of leases, with the objective of ensuring that lessees and lessors provide relevant information that faithfully represents those transactions. The new standard brings most leases on-balance sheet for leases under a single model, eliminating the distinction between operating and finance leases. IFRS 16 is effective for annual reporting periods beginning on or after 1 January 2019. A lessee shall either apply IFRS 16 with full retrospective effect or alternatively not restate comparative information but recognise the cumulative effect of initially applying IFRS 16 as an adjustment to opening equity at the date of initial application. Earlier application is permitted if IFRS 15 *Revenue from Contracts with Customers* has also been applied. The Corporation is currently evaluating the impact of the new standard.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

5. Cash and Cash Equivalents

Cash and cash equivalents include cash at the bank, cash on hand and short term investments with a maturity of 90 days or less from the date of purchase.

	December 31, 2015	December 31, 2014
Cash	\$ -	\$ 4,730
Short term investments	-	10,592
Total cash and cash equivalents	\$ -	\$ 15,322

There are no restrictions, pledges or limitations to the use of the cash and cash equivalents, except for \$385 (December 31, 2014 - \$10,520) posted as letters of credit.

As at December 31, 2015, the Corporation had a bank overdraft of \$3,898 (December 31, 2014 - \$nil).

6. Accounts Receivable

The components of accounts receivable are as follows:

	December 31, 2015	December 31, 2014
Trade receivables	\$ 53,014	\$ 53,335
Less: allowance for doubtful accounts	(1,791)	(1,928)
Trade receivables, net	\$ 51,223	\$ 51,407
Receivables due from related parties (Note 20)	4,330	4,406
Other receivables	11,325	3,601
Total accounts receivable, net	\$ 66,878	\$ 59,414
Of which:		
Not yet due (less than 16 days)	\$ 49,934	\$ 36,539
Past due 1 day but not more than 14	9,183	16,163
Past due 15 days but not more than 44	6,540	5,394
Past due 45 days but not more than 74	1,314	1,516
Past due 75 days but not more than 104	686	651
Past due more than 104 days	1,012	1,079
Less: allowance for doubtful accounts	(1,791)	(1,928)
Total accounts receivable, net	\$ 66,878	\$ 59,414

The allowance for doubtful accounts as at December 31, 2015 was 2.6% (December 31, 2014 - 3.1%) of the total accounts receivable which includes accounts receivable that are not yet due or past due, that the Corporation has deemed to be impaired.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
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7. Inventories

The amount of inventory consumed by the Corporation and recognized as an expense during 2015 was \$2,086 (2014 – \$2,155). The amount of inventory that was written down due to obsolescence in 2015 was \$1 (2014 - \$nil).

8. Deposits and Guarantees

The following outlines the deposits and letters of credit/guarantees of the Corporation posted as security. The amounts are comprised of cash and cash equivalents in the form of deposits and letters of credit/letters of guarantee, under which the Corporation is contingently liable.

	December 31, 2015	December 31, 2014
Customer deposits (a)	\$ 25,297	\$ 23,367
Security with the IESO (b)	11,450	11,450
Security with the City of Brampton (c)	35	10,170
Security with the City of Mississauga (d)	350	350
	\$ 37,132	\$ 45,337

(a) Customer deposits

The Corporation collects cash and cash equivalents as deposits from certain customers to reduce credit risk.

(b) Security with the IESO

Entities that purchase electricity in Ontario through the IESO are required to post security to mitigate the risk of their default on their expected activity in the market. The IESO could draw on this security if the Corporation fails to make the payment required by a default notice issued by the IESO. The Corporation has posted a letter of credit as security in the amount of \$11,450 as at December 31, 2015 (December 31, 2014 - \$11,450).

(c) Security with the City of Brampton

The Corporation has posted letters of credit in the amount of \$35 as at December 31, 2015 (December 31, 2014 - \$10,170) relating to contracts with the City of Brampton to provide routine and emergency maintenance of street lighting and related services. The City of Brampton could draw on this security by issuing a certificate demonstrating that the Corporation has failed to fulfill its obligations related to these contracts.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

8. Deposits and Guarantees (continued)**(d) Security with the City of Mississauga**

The Corporation has posted a letter of credit in the amount of \$350 as at December 31, 2015 (December 31, 2014 - \$350) relating to a contract with the City of Mississauga for the installation of Light Emitting Diode streetlight luminaires and monitoring system components. The City of Mississauga could draw on this security by issuing a certificate demonstrating that the Corporation has failed to fulfill its obligations related to this contract.

9. Property, Plant and Equipment ("PP&E")

PP&E consists of the following as at December 31, 2015:

	December 31, 2014	Additions/ Depreciation	Disposals/ Retirements	December 31, 2015
Cost				
Distribution system	\$ 453,324	\$ 57,633	\$ (1,474)	\$ 509,483
Distribution station equipment	62,575	5,029	(252)	67,352
Other PP&E	74,262	9,271	(2,281)	81,252
Buildings and fixtures	38,228	2,522	-	40,750
Land	9,879	-	(26)	9,853
Construction in progress	5,504	3,252	-	8,756
Subtotal	\$ 643,772	\$ 77,707	\$ (4,033)	\$ 717,446
Accumulated depreciation				
Distribution system	\$ (53,081)	\$ (15,242)	\$ 325	\$ (67,998)
Distribution station equipment	(7,130)	(2,030)	33	(9,127)
Other PP&E	(23,165)	(7,228)	2,127	(28,266)
Buildings and fixtures	(3,779)	(1,400)	-	(5,179)
Land	-	-	-	-
Subtotal	\$ (87,155)	\$ (25,900)	\$ 2,485	\$ (110,570)
Carrying amount	\$ 556,617	\$ 51,807	\$ (1,548)	\$ 606,876

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9. PP&E (continued)

PP&E consists of the following as at December 31, 2014:

	December 31, 2013	Additions/ Depreciation	Disposals/ Retirements	December 31, 2014
Cost				
Distribution system	\$ 417,267	\$ 37,372	\$ (1,315)	\$ 453,324
Distribution station equipment	58,969	3,852	(246)	62,575
Other PP&E	71,665	4,824	(2,227)	74,262
Buildings and fixtures	34,041	4,187	-	38,228
Land	9,879	-	-	9,879
Construction in progress	4,944	560	-	5,504
Subtotal	\$ 596,765	\$ 50,795	\$ (3,788)	\$ 643,772
Accumulated depreciation				
Distribution system	\$ (38,999)	\$ (14,331)	\$ 249	\$ (53,081)
Distribution station equipment	(5,238)	(1,925)	33	(7,130)
Other PP&E	(18,067)	(7,081)	1,983	(23,165)
Buildings and fixtures	(2,525)	(1,254)	-	(3,779)
Land	-	-	-	-
Subtotal	\$ (64,829)	\$ (24,591)	\$ 2,265	\$ (87,155)
Carrying amount	\$ 531,936	\$ 26,204	\$ (1,523)	\$ 556,617

The carrying amount of PP&E, that have been derecognized before the end of their estimated useful lives and have been recorded as depreciation expense in the statement of comprehensive income, was \$1,487 in 2015 (2014 - \$1,449).

As at December 31, 2015, major spare parts included as PP&E were \$8,754 (December 31, 2014 - \$5,018).

During the year, borrowing costs of \$329 (2014 - \$304) were capitalized to PP&E and recorded as an offset to interest expense, with an average capitalization rate of 4.465% (2014 - 5.091%). During the year, the Corporation has included \$3,419 (2014 - \$483) of accrued liabilities in the additions to PP&E.

PP&E purchase commitments outstanding as at December 31, 2015 were \$9,628 (December 31, 2014 - \$9,366).

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10. Intangible Assets

Intangible assets consist of the following as at December 31, 2015:

	December 31, 2014	Additions/ Amortization	Disposals/ Retirements	December 31, 2015
Cost				
Computer software	\$ 25,785	\$ 5,699	\$ (456)	\$ 31,028
Easements	583	158	-	741
Capital contributions	-	40,479	-	40,479
Software in development	1,616	(996)	-	620
Subtotal	\$ 27,984	\$ 45,340	\$ (456)	\$ 72,868
Accumulated amortization				
Computer software	\$ (11,675)	\$ (3,795)	\$ 456	\$ (15,014)
Easements	-	-	-	-
Capital contributions	-	(506)	-	(506)
Software in development	-	-	-	-
Subtotal	\$ (11,675)	\$ (4,301)	\$ 456	\$ (15,520)
Carrying amount	\$ 16,309	\$ 41,039	\$ -	\$ 57,348

Intangible assets consist of the following as at December 31, 2014:

	December 31, 2013	Additions/ Amortization	Disposals/ Retirements	December 31, 2014
Cost				
Computer software	\$ 23,717	\$ 2,087	\$ (19)	\$ 25,785
Easements	565	18	-	583
Software in development	1,186	430	-	1,616
Subtotal	\$ 25,468	\$ 2,535	\$ (19)	\$ 27,984
Accumulated amortization				
Computer software	\$ (8,138)	\$ (3,556)	\$ 19	\$ (11,675)
Easements	-	-	-	-
Subtotal	\$ (8,138)	\$ (3,556)	\$ 19	\$ (11,675)
Carrying amount	\$ 17,330	\$ (1,021)	\$ -	\$ 16,309

During the year, borrowing costs of \$82 (2014 - \$44) were capitalized to intangible assets and recorded as an offset to interest expense, with an average capitalization rate of 4.465% (2014 - 5.091%). During 2015, the Corporation has included \$221 (2014 - \$164) of accrued liabilities in the additions to intangible assets.

Intangible asset purchase commitments outstanding as at December 31, 2015 were \$547 (December 31, 2014 - \$710).

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11. Promissory Note Receivable

The Corporation holds a promissory note of \$2,068 from Trans Power Holding Inc. relating to the sale of its investment in Enerpower Utility Inc. The promissory note, which matures on February 15, 2020, bears a fixed annual interest rate of 6.25%, with payments due annually. The promissory note is open for repayment at any time without notice, bonus or penalty. The current portion of the promissory note, expected to be received within twelve months, is \$204. Interest income included in current year's revenue and presented as interest income is \$129 (December 31, 2014 – \$nil).

12. Income Taxes

The components of income tax expense for the years ended December 31, 2015 and 2014 were as follows:

	December 31, 2015	December 31, 2014
<i>Current income tax expense (recovery):</i>		
Expense for the year	\$ 1,394	\$ 4,611
Utilization of future timing differences in the current year	(689)	(558)
Total current income tax expense	705	4,053
<i>Deferred income tax expense (recovery):</i>		
Reversal of temporary differences	5,874	(3,733)
Reduction of future timing differences	642	549
Total deferred income tax expense (recovery)	6,516	(3,184)
Total income tax expense	\$ 7,221	\$ 869

The provision for income taxes differs from the amount that would have been recorded using the combined federal and Ontario statutory income tax rate. Reconciliation between the statutory and effective tax rates is provided as follows:

	December 31, 2015	December 31, 2014
Federal and Ontario statutory income tax rate	26.50%	26.50%
Profit before provision for income taxes	\$ 27,476	\$ 4,283
Provision for income taxes at statutory rate:	7,281	1,135
<i>Increase (decrease) resulting from:</i>		
Non-taxable portion of capital gain	-	(274)
Other differences between accounting net income and net income for tax purposes	(60)	8
Provision for income taxes	\$ 7,221	\$ 869
Effective income tax rate	26.28%	20.29%

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13. Deferred Tax Assets

Deferred income taxes reflect the net effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. The net deferred tax asset consists of the following:

	December 31, 2015	December 31, 2014
PP&E and intangible assets	\$ 7,025	\$ 11,385
Energy variances	1,021	2,907
Post-employment benefits	1,978	1,865
Unutilized tax loss	113	213
Other temporary differences	95	377
Net deferred income tax assets	10,232	\$ 16,747

At December 31, 2015, the Corporation has non-capital loss carry forwards totalling \$429 (2014 - \$803), which expires in 2034.

Deferred tax assets have been recognized to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilized. The Company has recognized deferred tax assets in the amount of \$275 (2014 - \$279) the utilization of which is dependent on future taxable profits. The recognition of these deferred tax assets is based on taxable income forecasts that incorporate existing circumstances that will result in positive taxable income against which non-capital loss carry-forwards can be utilized.

14. Accounts Payable and Accrued Liabilities

The components of accounts payable and accrued liabilities are as follows:

	December 31, 2015	December 31, 2014
Amounts due to the IESO for energy purchases	\$ 76,672	\$ 72,601
Trade payables due to related parties (Note 20)	61	88
Other trade payables	8,414	4,843
Accrued expenses	17,706	18,463
Other non-trade payables	14,555	9,863
Total accounts payable and accrued liabilities	\$ 117,408	\$ 105,858

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15. Loans and Borrowings**a) Debentures Payable**

	December 31, 2015	December 31, 2014
4.52 % Series A Debentures due April 29, 2021	\$ 110,000	\$ 110,000
Deferred debt issue cost (net of accumulated amortization of \$326) (December 31, 2014 - \$251)	(465)	(540)
5.30 % Series B Debentures due April 29, 2041	210,000	210,000
Deferred debt issue cost (net of accumulated amortization of \$103) (December 31, 2014 - \$79)	(1,299)	(1,323)
Net debentures payable	\$ 318,236	\$ 318,137

Interest expenses, relating to the debentures, for the year ended December 31, 2015 were \$16,097 (December 31, 2014 - \$16,097). The amortization of the debt issue cost for the year ended December 31, 2015 was \$100 (December 31, 2014 - \$95).

At any time prior to the respective maturity dates set out in the table, the debentures are redeemable at the Corporation's option, on not fewer than 30 and not more than 60 days' prior notice. The redemption price is equal to the greater of par and the Canada Yield Price (as determined by the terms of the debenture), plus all accrued and unpaid interest up to but excluding the redemption date.

The debentures contain customary covenants and events of default that restrict the ability of the Corporation to create security interests, limit additional indebtedness or dispose of all or substantially all of their assets. The Corporation is limited to not issue, incur or become liable for obligations that exceed 75% of the total consolidated capitalization. As at December 31, 2015 the Corporation is in compliance with all debenture agreement covenants and limitations.

b) Bank Loan

	December 31, 2015	December 31, 2014
Bank loan	\$ 60,000	\$ -
Deferred debt issue cost (net of accumulated amortization of \$33) (December 31, 2014 - nil)	(107)	-
Net bank loan	\$ 59,893	\$ -

The Corporation entered into a credit facility agreement with a Canadian chartered bank and utilized the full amount of \$60,000 in the third quarter of 2015. This credit facility bears a variable interest rate based on the Canadian Dollar Offered Rate plus a margin. The weighted average interest rate for the period ended December 31, 2015 was 1.01% (December 31, 2014 - nil). As set forth in the credit agreement, this facility will be converted to a fixed rate term loan, with a maturity date no earlier than April 29, 2017.

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Notes to the Consolidated Financial Statements
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15. Loans and Borrowings (continued)

Interest expenses, relating to this loan, for the year ended December 31, 2015 were \$226 (December 31, 2014 - \$nil). The amortization of the loan issue cost for the year ended December 31, 2015 was \$33 (December 31, 2014 - \$nil).

The credit facility contains customary representations, warranties and covenants, including maintaining at all times a ratio of consolidated debt to total capital of not greater than 0.75:1, calculated at the end of each financial quarter on a rolling four quarter basis. As at December 31, 2015 the Corporation is in compliance with all credit agreement covenants and limitations.

16. Deferred Contributions

The continuity of deferred contributions is as follows:

	December 31, 2015	December 31, 2014
Deferred contributions, net, beginning of year	\$ 15,153	\$ 11,333
Additions to deferred contributions	6,358	4,138
Contributions recognized as revenue	(442)	(318)
Deferred contributions, net, end of year	\$ 21,069	\$ 15,153

17. Post-employment Benefits

The Corporation's retirement plan is comprised of a defined contribution plan. In addition, the Corporation provides other post-employment benefits such as primarily life insurance, health and dental coverage, on a shared basis.

a) OMERS pension plan

The most recently available OMERS annual report is for the year ended December 31, 2014 which reported that the plan was 90.8% (December 31, 2013 – 88.2%) funded, with a fund deficit of \$7,078,000 and on track to be fully funded by 2025. This fund deficit is likely to result in future payments by the participating employers. The Corporation shares in the actuarial risks of other participants in the plan and therefore its future contributions could increase due to their actuarial losses. In addition, the Corporation's contributions may also increase if other entities withdraw from the plan.

The Corporation expensed contributions to OMERS of \$4,328 (December 31, 2014 – \$4,210) for the year ended December 31, 2015. These amounts are included under employee salaries and benefit in the statement of comprehensive income.

b) Post-employment benefits other than pension

Post-employment benefits other than pension are subject to annual actuarial valuations. A valuation of the post-employment benefits was performed as of December 31, 2015.

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17. Post-employment Benefits (continued)

A reconciliation of the defined benefit obligation is as following:

	December 31, 2015	December 31, 2014
Accrued benefit obligation, beginning of year	\$ 7,035	\$ 5,986
Current service cost	379	325
Interest on accrued benefit obligation	281	285
Benefits paid	(235)	(200)
Re-measurements recognized in other comprehensive income	5	639
Accrued benefit obligation, end of year	\$ 7,465	\$ 7,035

	December 31, 2015	December 31, 2014
Total expense recognized in profit or loss		
Current service costs	\$ 379	\$ 325
Interest on obligation	281	285
Total expense for the year	\$ 660	\$ 610

The significant actuarial assumptions used to determine the present value of the obligation are as follows:

Actuarial assumptions	December 31, 2015	December 31, 2014
Discount rate (beginning of year)	4.00%	4.75%
Discount rate (end of year)	4.00%	4.00%
Health care cost increases	8.75%	9.00%
Dental cost increases	4.00%	4.00%
Rate of compensation increase	3.00%	3.00%

Based on the actuarial valuation, the Corporation is expected to contribute \$401 towards post-employment benefits in 2016.

A one percentage point change in the assumed discount rate would have the following effects at December 31, 2015:

	1% higher	1% lower
Increase/(Decrease) on the defined benefit obligation (at 4.00%)	\$ (780)	\$ 967

A one percentage point change in the assumed health and dental cost trend rates would have the following effects at December 31, 2015:

	1% higher	1% lower
Increase/(Decrease) on the total service and interest cost (at 4.00%)	\$ 110	\$ (90)
Increase/(Decrease) on the defined benefit obligation (at 4.00%)	\$ 629	\$ (534)

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18. Share Capital

	December 31, 2015	December 31, 2014
Authorized:		
Unlimited, Class A shares, voting		
1,000 Class B shares, non-voting		
100 Class C shares, voting		
Issued:		
180,555,562 Class A shares	\$ 155,628	\$ 155,628
1,000 Class B shares	1	1
100 Class C shares	20,062	20,062
	\$ 175,691	\$ 175,691

The holders of Class A shares and Class C shares are entitled to receive notice of, to attend, and to vote at all general and special meetings of the Corporation's shareholders. The holders of Class B shares are not entitled to vote at any meeting of the Corporation's shareholders (except as required by law) and are only entitled to receive notice of special meetings called to consider certain fundamental changes. Holders of Class A shares are entitled to one vote per share. Holders of Class C shares are entitled to such number of votes in respect of each Class C share as will entitle the holders of the Class C shares, as a class, to the proportion of the total number of votes of all shareholders entitled to vote at any such meeting that the Class C total base equity is of the aggregate regulated rate base equity of the Corporation's and its subsidiaries.

The holders of the Class A shares and holders of the Class C shares, in priority to the holders of the Class B shares, are entitled to receive, if, as and when declared by the Corporation's Board of Directors, concurrent preferential dividends at a rate per annum equal to the regulated rate of return on the rate base equity represented by each such class of shares. The cumulative portion of such preferential dividend is the amount by which the preferential dividend for each class of shares exceeds the amount of regulated capital expenditures represented by each class of shares. The remaining portion is non-cumulative. As at December 31, 2015, there were no cumulative preferential dividends outstanding (December 31, 2014 – \$nil). Once these preferential dividend entitlements have been satisfied, holders of each class of shares are entitled to receive, on a concurrent basis with each other class of shares, additional dividends if, as and when declared by the Corporation's Board of Directors and in such amounts and payable in such manner as may be determined from time to time by the Corporation's Board of Directors. Holders of the Class A shares and the Class C shares are together entitled to 60% of any such additional dividends, which are to be allocated between the holders of each such class of shares in proportion to the rate base equity represented by each such class. Holders of the Class B shares are entitled to 40% of any such additional dividends. Class A, B and C shares have no par value.

Dividends may be declared by the Board of Directors through a resolution. In 2015, a dividend of \$16,028 (2014 - \$14,571) was declared and paid to the Shareholders of the Corporation.

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19. Change in Working Capital

	December 31, 2015	December 31, 2014
Accounts receivable	\$ (7,340)	\$ (1,282)
Unbilled revenue	(5,010)	(2,996)
Inventories	(1,047)	(969)
Prepaid and deposits	(533)	1,340
Accounts payable	11,550	(3,833)
Advance payments	(673)	1,290
Deferred revenue	(4)	(164)
Accrued PP&E and intangible assets	(3,640)	647
Decrease in working capital	\$ (6,697)	\$ (5,967)

20. Related Party Transactions

The Corporation's operations include the provision of electricity and services to its principal shareholder, the City. Electricity is billed to the City at the prices and terms as any other Enersource Hydro customer not with an electricity retailer. Street lighting maintenance and construction services are provided at an exchange amount, as agreed to by the parties. A summary of amounts charged by the Corporation to the City is as follows:

	December 31, 2015	December 31, 2014
Electrical energy	\$ 11,863	\$ 10,912
Street lighting maintenance and construction	7,172	7,280
Street lighting energy	5,064	5,843

As at December 31, 2015, accounts payable and accrued liabilities include \$61 (December 31, 2014 - \$88) due to the City. Accounts receivable include \$4,330 (December 31, 2014 - \$4,406) due from the City.

During 2015, the Corporation incurred \$1,200 (2014 - \$1,179) for property taxes to the City.

The Corporation charged Borealis \$9 in 2015 (2014 - \$9) for an access agreement. These transactions were recorded at the exchange amount, agreed to by the parties.

In 2015, a dividend of \$14,425 (2014 - \$13,114) was declared and paid to the City and a dividend of \$1,603 (2014 - \$1,457) was declared and paid to Borealis.

No Director had, during or at the end of the period, any material interest in any contract of significance in relation to the Corporation's business.

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20. Related Party Transactions (continued)

The following compensation has been provided to the key management personnel of the Corporation and members of the Board of Directors (Directors Honorarium), who have the authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly.

	December 31, 2015	December 31, 2014
Salaries and short term employee benefits	\$ 2,426	\$ 2,233
Retirement OMERS contributions	264	246
Other compensation	56	50
Directors honorarium	304	270
	\$ 3,050	\$ 2,799

21. Contingencies, Provisions, Commitments and Guarantees**a) Contingencies**

The Corporation is a member of the Municipal Electric Association Reciprocal Insurance Exchange ("MEARIE"). A reciprocal insurance exchange may be defined as a group of persons formed for the purpose of exchanging reciprocal contracts of indemnity or inter-insurance with each other. MEARIE is licensed to provide general liability insurance to its members. Insurance premiums charged to each member consist of a levy per thousand dollars of service revenue subject to a credit or surcharge based on each member's claims experience. Current liability coverage is provided to a level of \$24,000 per occurrence. The Corporation has also obtained additional general liability insurance of \$10,000 per occurrence through Mearie Insurance Services Inc.

The Corporation has been jointly named as a defendant in several actions. No provision has been made for these potential liabilities as the Corporation expects that these claims are adequately covered by its insurance.

b) Environmental provision

The Corporation is subject to Canadian federal, provincial and municipal environmental regulations. As part of the Corporation's risk mitigation strategy, environmental assessments and remediations are underway at various sites. The Corporation records a liability for the estimated future expenditures associated with testing and remediation of contaminated lands, caused by leaking transformers. Actual environmental expenditures may vary from these estimates. These estimates are reviewed at the end of each reporting period and adjusted to reflect the current best estimate at that point of time. As at December 31, 2015, the Corporation provided \$1,843 (December 31, 2014 - \$2,867) for testing and future site remediation. Based on the latest estimates and the remediation work plan, the entire provision is expected to be settled within twelve months of the reporting date.

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21. Contingencies, Provisions, Commitments and Guarantees (continued)

	December 31, 2015	December 31, 2014
Environmental provision, beginning of year	\$ 3,042	\$ 2,825
Addition	1,122	1,000
Utilized in the year	(2,259)	(783)
	1,905	3,042
Discount of the provision	(62)	(175)
Environmental provision, end of year	\$ 1,843	\$ 2,867
Environmental provision, current	\$ 1,843	\$ 1,600
Environmental provision, non-current	-	1,267
Environmental provision, end of year	\$ 1,843	\$ 2,867

c) Commitments

- (i) The Corporation has entered into two commercial lease arrangements which are recognized and reported as part of other costs in the statement of comprehensive income. For the year ended December 31, 2015, the Corporation recognized minimum lease payments of \$164 (December 31, 2014 - \$151) in the statement of comprehensive income.

The first lease has a life of one year with yearly renewal options. There are no restrictions placed upon the Corporation by entering into this lease. As at December 31, 2015, the Corporation's committed future minimum annual lease payments under this operating lease are \$156 for 2016. The future minimum lease commitments would change depending on the decision to renew the agreement.

The second lease has a life of ten years and shall be automatically extended on an annual basis. As at December 31, 2015, the Corporation's committed future minimum annual lease payments under this operating lease are \$24 for 2016.

- (ii) The Corporation has numerous cancellable operating leases which are predominantly in the form of encroachment permits required to place distribution infrastructure assets on a rights-of-way or private property. The lease terms are between one and twenty years, and the amounts of these leases are immaterial and have been included in other costs in the statement of comprehensive income.

d) Guarantees

In the normal course of operations, the Corporation executes agreements that provide for indemnification to third parties in transactions such as service agreements, leases and purchases of goods. Under these agreements, the Corporation agrees to indemnify the counterparty against loss or liability arising from the acts or omissions of the Corporation in relation to the agreement.

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22. Financial Instruments and Risk Management

Financial instruments which are disclosed at fair value are to be classified using a three-level hierarchy. Each level reflects the inputs used to measure the fair values disclosed of the financial liabilities, and are as follows:

Level 1 – inputs are unadjusted quoted prices for identical instruments in active markets,

Level 2 – inputs other than quoted market prices included within Level 1 that are observable for the instrument, either directly or indirectly, and

Level 3 – inputs that are not based on observable market data.

The fair values of cash and cash equivalents, accounts receivable, unbilled revenue, accounts payable and accrued liabilities approximate their carrying values due to the immediate or short maturity of these financial instruments. The fair values of promissory note, bank loan, customer deposits and deposits payable approximate their carrying values taking into account interest accrued on the outstanding balance.

The Corporation's debentures have a principal amount of \$320,000 as at December 31, 2015 (December 31, 2014 - \$320,000) and have a fair value of \$377,791 (December 31, 2014 - \$382,629). The fair value has been calculated using level 3 inputs. The valuation techniques used took into consideration accrued interest, Government of Canada benchmark yields and statistical data.

Exposure to market risk, credit risk, and liquidity risk arises in the normal course of the Corporation's business.

(a) Market Risk

Market risk refers primarily to risk of loss that results from changes in commodity prices, foreign exchange rates and interest rates.

The Corporation does not have a commodity risk as a result of changes in the market price of electricity, due to the flow through nature of the electricity purchases.

The Corporation's foreign exchange risk is not considered material since the exposure is limited to U.S. dollar cash and cash equivalents holdings of \$25 as at December 31, 2015 (December 31, 2014 - \$138).

The Corporation is exposed to short-term interest rate risk on its bank loan and its net cash and cash equivalent balances. The Corporation is also exposed to fluctuations in interest rates for the valuation of its post-retirement benefit obligations. The Corporation manages interest rate risk by monitoring its mix of fixed and floating rate instruments, and taking action as necessary to maintain an appropriate balance.

(b) Credit Risk

The Corporation is exposed to credit risk as a result of counterparties failing to discharge an obligation.

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22. Financial Instruments and Risk Management (continued)

The Corporation manages counterparties credit risk through various techniques including, limiting total exposure levels with individual counterparties consistent with the Corporation's policies, assessing and monitoring the credit exposures of counterparties. Short-term investments held as at December 31, 2015, met the credit exposure limits specified under the Corporation's Investment Policy.

The Corporation's distribution revenue is earned on a broad base of customers principally located in Mississauga. As a result, the Corporation did not earn a significant amount of revenue from any individual customer. As at December 31, 2015, there were no significant balances of accounts receivable due from any single customer.

Management believes that the credit risk of accounts receivable is not significant due to the following reasons:

- (i) There is a broad base of customers with no single customer that accounts for revenue or an accounts receivable balance in excess of 10% of the respective balance in either year.
- (ii) Enersource Hydro, as permitted by the OEB's Retail Settlement and Distribution System Code, may obtain a security deposit or letter of credit from customers to mitigate risk of payment default.
- (iii) The percentage of accounts receivable that is past due for more than 75 days is approximately 2.5% (2014 – 2.8%) of the total gross accounts receivable (See note 6).
- (iv) Enersource Hydro included an amount for accounts receivable write-offs within operating expense for rate setting purposes.

(c) Liquidity Risk:

Liquidity risk is the risk that the Corporation will not be able to meet its financial obligations as they come due. Short-term liquidity is provided through cash and cash equivalents on hand, funds from operations, as well as an established \$50,000 banking line of credit, if required. Short-term liquidity is expected to be sufficient to fund normal operating requirements.

The Corporation has contractual obligations in the normal course of business; future minimum undiscounted contractual maturities are as follows:

Financial Liabilities	Due within 1 year	Due between 1 and 5 years	Due past 5 years
Bank overdraft	\$ 3,898	\$ -	\$ -
Accounts payable and accrued liabilities	117,408	-	-
Debentures payable (interest and principal)	16,097	190,484	432,474
Bank loan (interest and principal)	1,601	60,660	-
Total	\$ 139,004	\$ 251,144	\$ 432,474

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23. Divisional Information

The Corporation consists primarily of two operating divisions, regulated and non-regulated operations. Non-regulated operations are primarily comprised of engineering design, construction and maintenance services for utilities and developers and street lighting design and maintenance services. The regulated operation provides electricity distribution services to business and residences in the City of Mississauga.

The designation of activities to the two operating divisions is based on a combination of regulatory status and the nature of the products and services provided. The accounting policies followed by the divisions are the same as those described in the summary of significant accounting policies.

Financial information that adjusts IFRS results to show the effect of rate regulation is used by the Corporation's Board of Directors, as well as members of key management having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly. This group is determined to be the Chief Operating Decision Maker ("CODM") and it assesses operating performance principally on the basis of earnings adjusted for regulatory items as shown in the divisional information disclosed below.

	Enersource Hydro regulated	Regulatory adjustments	Non- regulated	Consolidating eliminations	Total
2015					
Energy sales	\$ 848,230	\$ -	\$ -	\$ -	\$ 848,230
Distribution	125,605	(2,271)	-	-	123,334
Other revenue	28,790	-	14,746	(599)	42,937
	1,002,625	(2,271)	14,746	(599)	1,014,501
Energy purchases	(848,230)	3,930	-	-	(844,300)
Operating expenses	(81,334)	4	(14,144)	599	(94,875)
Depreciation and amortization	(31,346)	(155)	(187)	-	(31,688)
Interest income	754	(366)	572	(150)	810
Interest expense	(17,226)	178	(74)	150	(16,972)
Profit before income tax expense	25,243	1,320	913	-	27,476
Income tax expense	(2,204)	(4,772)	(245)	-	(7,221)
Other comprehensive loss, net of tax	-	(4)	-	-	(4)
Comprehensive income (loss) for year ended December 31, 2015	\$ 23,039	\$ (3,456)	\$ 668	\$ -	\$ 20,251

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

23. Divisional Information (continued)

	Enersource Hydro regulated	Regulatory adjustments	Non- regulated	Consolidating eliminations	Total
2014					
Energy sales	\$ 786,505	\$ -	\$ -	\$ -	\$ 786,505
Distribution	123,629	(11,954)	-	-	111,675
Other revenue	19,270	-	12,168	(639)	30,799
	929,404	(11,954)	12,168	(639)	928,979
Energy purchases	(786,505)	(15,290)	-	-	(801,795)
Operating expenses	(66,560)	(22)	(11,645)	639	(77,588)
Depreciation and amortization	(29,246)	(183)	(171)	4	(29,596)
Interest income	751	(263)	328	-	816
Interest expense	(16,664)	218	(87)	-	(16,533)
Profit (loss) before income tax expense	31,180	(27,494)	593	4	4,283
Income tax (expense) recovery	(5,115)	4,164	82	-	(869)
Other comprehensive loss, net of tax	-	(440)	(30)	-	(470)
Comprehensive income (loss) for year ended December 31, 2014	\$ 26,065	\$ (23,770)	\$ 645	\$ 4	\$ 2,944

Total assets for the Corporation's two operating divisions are as follows:

	December 31, 2015	December 31, 2014
Enersource Hydro regulated	\$ 846,286	\$ 747,236
Non-regulated	32,957	30,574
Consolidating elimination	(23,151)	(7,956)
	\$ 856,092	\$ 769,854

Total liabilities for the Corporation's two operating divisions are as follows:

	December 31, 2015	December 31, 2014
Enersource Hydro regulated	\$ 576,520	\$ 481,414
Non-regulated	6,102	3,998
Consolidating elimination	(23,151)	(7,956)
	\$ 559,471	\$ 477,456

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements
(In thousands of Canadian dollars)
Years ended December 31, 2015 and 2014

23. Divisional Information (continued)

Total regulatory balances that have been derecognized under IFRS that will be recovered or refunded through future distribution rates are as follows:

	December 31, 2014	2015 activity	December 31, 2015
Net regulatory assets (liabilities), excluding other comprehensive (income)/loss	\$ 5,109	\$ (1,320)	\$ 3,789
Other comprehensive income (loss)	(573)	5	(568)
Net regulatory assets (liabilities)	\$ 4,536	\$ (1,315)	\$ 3,221

IFRS 14 *Regulatory Deferral Accounts* was issued by the IASB on January 30, 2014 and permits first time adopters of IFRS to use previous Generally Accepted Accounting Principles to account for regulatory deferral account balances. As the Corporation is not a first time adopter, the Corporation does not recognize assets and liabilities arising from rate regulated activities. Since the economics of rate regulation have not changed from the adoption of IFRS, the CODM will continue to assess operating performance principally on the basis of earnings adjusted for the following significant regulatory activities:

- (i) Retail settlement variances are caused by the difference between the actual price of the electricity commodity throughput and the prices set by the OEB. Specifically, these amounts include variances between the amounts charged by Hydro One and the IESO for the operation of the electricity markets and grid, as well as various wholesale market settlement charges and transmission charges as compared to the amount billed to consumers based on the OEB-approved rates. Under regulatory accounting, the Corporation would have adjusted energy purchases for these variances. Under IFRS, the Corporation recognizes these differences in future periods as an increase or decrease to distribution revenue.
- (ii) The OEB approved a variance account to record lost revenues associated with the delivery of CDM programs. The variance account tracks the difference between the results of actual, verified impacts of CDM activities and the level of CDM program activities included in the distributor's load forecast. The Corporation may recover or refund this revenue through future distribution rates.
- (iii) The OEB requires Enersource Hydro to track the difference between revenue and costs associated with providing retailers with customer settlement services as retail cost variance account deferrals. Under IFRS, the Corporation recognizes these differences as an increase or decrease to distribution revenue when incurred and will recover or refund these differences through future distribution rates.

ENERSOURCE CORPORATION

Notes to the Consolidated Financial Statements

(In thousands of Canadian dollars)

Years ended December 31, 2015 and 2014

23. Divisional Information (continued)

- (iv) The OEB approved four deferral accounts to record qualifying incremental capital investments, operating, maintenance and administration expenses and funding adders approved by the OEB related to the connection of renewable generation or the development of smart grid. Under IFRS, the Corporation capitalizes or expenses these items as incurred and recognizes revenue in accordance with the Corporation's revenue recognition policy.
- (v) The OEB approved a deferral account to record costs associated with replacing interval meters for its large commercial customers in order to meet amendments made to its Distribution System Code. Under IFRS, the Corporation capitalizes or expenses the amounts in the period they were incurred.
- (vi) The OEB requires the Corporation to accrue interest on regulatory assets and liabilities balances. Under IFRS, the Corporation recognizes the net interest on these balances in future periods as an increase or decrease to distribution revenue once approved for recovery or refund by the OEB.
- (vii) The OEB approved a deferral account to record any re-measurements of the post-employment net defined liability including actuarial gains or losses. Under IFRS, the Corporation recognizes any re-measurements of the post-employment net defined liability in other comprehensive income.

To the extent that the OEB's future actions are different from the Corporation's expectations, the timing and amount of recovery or settlement of amounts included in the adjustment for regulatory activities could be significantly different from the amounts that are eventually recovered or settled through distribution rates in the future.

24. Conservation and Demand Management

The Corporation recognized \$23,985 (2014 - \$14,563) of IESO funding in other revenue for the year ended December 31, 2015. The Corporation recognized \$21,311 (2014 - \$14,546) of IESO costs under operating expenses for the year ended December 31, 2015. The Corporation currently has no unfilled obligations relating to the government grants received by the IESO.

DIRECTION

TO: ENERSOURCE CORPORATION (the "Corporation")

FROM: THE CORPORATION OF THE CITY OF MISSISSAUGA

1. In accordance with the provisions of Section 2.20(1) of the Corporation's Shareholders' Agreement, the undersigned hereby designates as its appointees to the Corporation's Human Resources and Corporate Governance Committee each of the following two directors of the Corporation: **Bonnie Crombie** and **Pat Saito** to hold such position until the earlier of (i) such person ceasing to be a director of the Corporation and (ii) such person's successor having been duly designated by the undersigned.
2. In accordance with the provisions of Section 2.20(2) of the Corporation's Shareholders' Agreement, the undersigned hereby designates as its appointee to the Corporation's Nominating Committee the following director of the Corporation: **Ron Starr** to hold such position until the earlier of (i) such person ceasing to be a director of the Corporation and (ii) such person's successor having been duly designated.

DATED this day of , 2016

**THE CORPORATION OF THE CITY OF
MISSISSAUGA**

by: _____

Name:

Title:

by: _____

Name:

Title:

Exhibit 10.4

ENERSOURCE CORPORATION
(the "Corporation")
RESOLUTION of the Board of Directors

Subject: TRANSITIONAL COMMITTEE REMUNERATION

Moved by: Linda Kuga Pikulin Resolution Number: 2016-011

Seconded by: Pat Saito Page 1 of 1

WHEREAS the draft Merger Participating Agreement ("MPA") relating to the merger of the businesses carried on by the Corporation, Horizon and PowerStream provides for the establishment of a Transitional Committee to perform those duties specified in the MPA.

AND WHEREAS in anticipation of the establishment of the Transitional Committee the Board wishes to establish the remuneration to be paid to its four appointees to that committee and to those directors of the Corporation invited to attend its meetings;

AND WHEREAS at its meeting of February 23, 2016, the Human Resources & Corporate Governance Committee recommended that the Corporation's appointees to the Transitional Committee and those directors of the Corporation invited to attend meetings of the Transitional Committee or one of its Sub-Committees receive that remuneration set forth in this resolution.

NOW THEREFORE BE IT RESOLVED THAT:

- 1) The Corporation remunerate its appointees to the Transitional Committee in accordance with the following scale:
- a) Base retainer for committee members - \$915 per month
 - b) Chair of Transitional Committee - an additional \$830 per month;
 - c) Chair of a Transitional Committee Sub-Committee - an additional \$330 per month; and,
 - d) Fees for meetings of the Transitional Committee and its Sub-Committees - \$600.00 per meeting.

Passed 1st Day of March 20 16



- 2) The Corporation remunerate a director of the Corporation who is not a member of the Transitional Committee who is invited to attend meetings of the Transitional Committee or its Sub-Committees in accordance with the following scale: - \$600.00 per meeting.
- 3) This Resolution shall not come into effect until approved by the Council for the City of Mississauga pursuant to Section 2.15(1)(g) of the Corporation's Shareholders' Agreement.

Passed 1st Day of March 20 16



APPROVAL

TO: ENERSOURCE CORPORATION ("Enersource")

Pursuant to Section 2.15 of the Enersource Shareholders Agreement, the City of Mississauga hereby approves the compensation to be paid to directors of Enersource for serving on the Transitional Committee constituted by the Merger Participation Agreement, all as more particularly set forth in Enersource's Board of Directors Resolution #2016-011.

Dated at Mississauga as of the day of June, 2016.

THE CORPORATION OF THE CITY
OF MISSISSAUGA

Per: Authorized Signing Officer

Name:

Title:

Per: Authorized Signing Officer

Name:

Title:



enersource

more than energy™

May 20, 2016

City of Mississauga
City Council
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Attention: City Clerk

RE: Transitional Committee – Participant Remuneration

The Transitional Committee is comprised of 13 Appointees who represent the four merging companies with four Appointees representing Enersource. The Transitional Committee mandate is to provide critical leadership and has decision-making authority to insure a successful merged entity.

The attached Resolution #2016-011 was approved by the Enersource Board of Directors on March 1, 2016. This Resolution details the compensation design that will be administered to those Enersource Board Directors participating on the Transitional Committee. As required by Enersource's Shareholders' Agreement, the Resolution is not effective until approved by City Council. This letter requests such approval.

The following details the process that the Human Resources & Corporate Governance ("HR&CG") Committee implemented to recommend the compensation design to the Enersource Board of Directors:

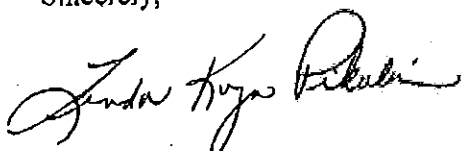
- The Hay Group was commissioned to provide their expertise on Transitional Committee Compensation. They were previously commissioned for their expertise on the Advisory Committee Compensation which was approved by Council.
- The Hay Group report reinforced that it is a "common practice" to provide additional compensation to Directors when increased involvement is required during M&A transactions.
- Utilized several marketplace indicators to validate the compensation design recommendation including a CPA publication and the CSSBI 2015 report.
- The Hay Group also reviewed current Sector Market Data Compensation for comparative purposes.

City Council
May 20, 2016
Page 2

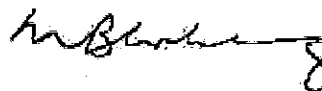
- The Hay Group developed three Compensation alternatives for HR&CG Committee consideration.
 1. retainer + meeting fees
 2. retainer fee only
 3. meeting fee only.
- The Hay Group and the Enersource HR&CG Committee Recommendation is to compensate Directors with retainer + meeting fees
- Rationale for retainer + meeting fees:
 - Consistent with how Enersource Board Directors are paid today.*
 - Compensates members for both role fulfillment and extraordinary effort and time commitment.
 - More precise approach in compensating for the actual workload; especially in situations which are difficult to estimate.
 - Provides flexibility to include and compensate other directors as required through the payment of meeting fees.

The amount of the meeting and retainer fees are derived from those fees paid to Enersource Board members today**. The retainer fees have been adjusted to monthly fees to reflect the indefinite duration of the Transitional Committee which will terminate upon the closing of the merger transaction.

Sincerely,



Linda Kuga Pikulin
Chair of the HR&CG Committee
Enersource Corporation



Norman Loberg
Chair of the Board
Enersource Corporation

*Redefined Board Chair Compensation in this Resolution moving from retainer only to retainer + meeting fees which is consistent with other Transitional Committee members.

** Sub-Committee Chairs to receive retainer fees consistent with those paid to Chair of Enersource's Audit Committee.

City of Mississauga

Corporate Report



Date: May 30, 2016

To: Mayor and Members of Council

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
BL.09-COM

Meeting date:
2016/06/22

Subject

**Proposed City Initiated Official Plan and Rezoning Amendments
to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007
City of Mississauga (All Wards)
File: BL.09-COM**

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Mississauga Official Plan and Zoning By-law 0225-2007, be adopted in accordance with the following:

1. That the proposed City initiated Official Plan Amendment, as detailed in Appendix 1, be approved; and,
2. That the proposed City initiated changes to Zoning By-law 0225-2007, as detailed in Appendix 1, be approved.

Background

A public meeting was held by the Planning and Development Committee on May 16, 2016, at which time an Information Report (Appendix 1) was received for information. Recommendation PDC-0035-2016 was then adopted by Council on May 25, 2016.

Comments

The implementing Official Plan Amendment and Zoning By-law have been prepared to reflect the City initiated amendments noted in Appendix 1.

COMMUNITY ISSUES

No community meetings were held and no one attended the Planning and Development Committee meeting with respect to this item. No written comments were received by the Planning and Building Department.

PLANNING COMMENTS

The proposed amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are required to ensure that the documents remain up-to-date. The amendments to Zoning By-law 0225-2007 are in conformity with the policies of the Mississauga Official Plan.

Financial Impact

Not applicable.

Conclusion

The proposed City initiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 are acceptable from a planning standpoint and should be approved for the following reasons:

1. The proposed land use designations are consistent with the uses of the subject properties.
2. The amendments to Zoning By-law 0225-2007 clarify the definitions and regulations in certain sections of the By-law and ensure conformity with Mississauga Official Plan is maintained.

Attachments

Appendix 1: Public Meeting Information Report – Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Planner, Planning Services Centre

City of Mississauga

Corporate Report



Date: April 26, 2016

To: Chair and Members of Planning and Development Committee

From: Edward R. Sajecki, Commissioner of Planning and Building

Originator's file:
BL.09-COM

Meeting date:
2016/05/16

Subject

PUBLIC MEETING INFORMATION REPORT

Proposed City Initiated Official Plan and Rezoning Amendments to Mississauga Official Plan and Mississauga Zoning By-law 0225-2007

City of Mississauga (All Wards)

File: BL.09-COM

Recommendation

That the Report dated April 26, 2016, from the Commissioner of Planning and Building regarding proposed City initiated amendments to the Official Plan and Zoning By-law 0225-2007, be received for information and notwithstanding planning protocol, that the Recommendation report be brought directly to a future Council meeting.

Background

The purpose of this report is to present proposed Official Plan Amendments and Zoning By-law Amendments for a number of properties within the City of Mississauga; to present recommended City initiated amendments to the Zoning By-law and to hear comments from the public on the proposed changes.

Comments

The proposed Official Plan Amendment affects three properties located within Wards 1, 4 and 5. The proposed Zoning By-law Amendment affects four properties located within Wards 1, 2, 5 and 11. In total, five properties are affected and are illustrated on the Location Map included as Appendix 1. Appendix 2 contains a summary of the proposed Official Plan and/or Zoning By-law Amendments.

Planning and Development Committee	2016/04/26	2
Originator's file: BL.09-COM		

In addition to the changes outlined in Appendix 2, it has been determined that a number of Zoning By-law sections need to be revised to clarify wording. Zoning By-law Amendments are proposed to modify the following:

- Definition Section
- Parking and Loading Regulations
- Residential and Commercial Provisions

The details of these amendments are outlined in Appendix 3 to this report. Of note are items outlined below, which are cross-referenced with Appendix 3 in parenthesis:

- Accessible Parking (Item 6)
The City's Zoning By-law must be consistent with Provincial legislation and regulations. To conform with the Accessibility for *Ontarians with Disabilities Act*, 2006, Ontario regulation 413-12, and meet the objectives of the Belong Strategic Pillar, the standards for accessible parking are being updated.
- Encroachments (Items 7 to 14)
The Residential General Provisions permit encroachments of stairs, decks and porches into the required setbacks. To ensure the intent is maintained and the City continues to meet the Green Strategic Pillar, minor wording changes and renumbering are proposed.
- Home Office Use (Items 5 and 15)
Currently, a home office use is permitted within any dwelling unit through the Residential General Provisions. There are, however, other zones which permit a dwelling unit that are not zoned Residential and are not permitted to have a home office. The home office uses and regulations are being added to Part 2, General Provisions allowing home offices in any zone that permits residential uses, ensure that the Prosper Strategic Pillar is encouraged.

Financial Impact

Not applicable.

Conclusion

Once the public meeting has been held, the Planning and Building Department will be in a position to make a recommendation regarding these amendments. Given the nature of the proposed City initiated amendments to the Official Plan and Zoning By-law, it is recommended that notwithstanding planning protocol, the Recommendation Report be brought directly to a future Council Meeting.

Planning and Development Committee

2016/04/26

3

Originator's file: BL.09-COM

Attachments

Appendix 1: Location of Properties for Proposed Rezoning and/or Mississauga Official Plan Amendment

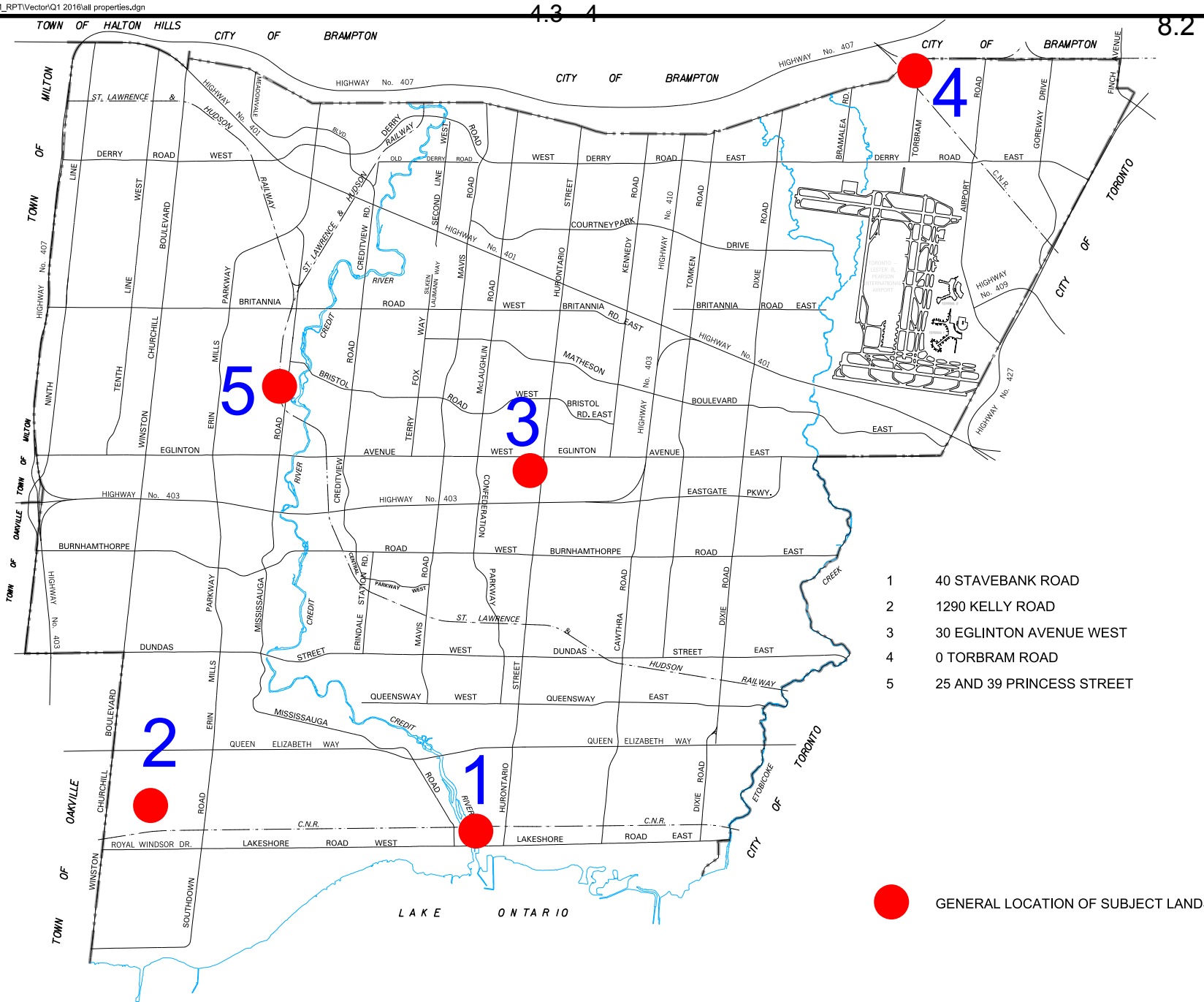
Appendix 2: Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-Law

Appendix 3: Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007



Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Lorie Sterritt, Planner, Planning Services Centre



LOCATION OF PROPERTIES FOR PROPOSED REZONING AND/OR MISSISSAUGA OFFICIAL PLAN AMENDMENT

Proposed City Initiated Amendments to Mississauga Official Plan and/or Zoning By-law

Site Location	Ward	Current Use	Ownership	Current MOP Designation	Proposed MOP Designation	Current Zoning	Proposed Zoning	Comments
1) North of 40 Stavebank Road	1	Property north of Port Credit Arena site	City Ownership	None	Public Open Space	None	OS2 (Open Space - Community Park)	City acquired parcel for the Port Credit Arena property.
2) 1290 Kelly Road	2	Elementary School	Peel District School Board	Residential Low Density II	N/A	OS1 (Open Space - Community Park)	R3 (Detached Dwellings - Typical Lots)	Land exchange between City and School Board.
3) 30 Eglinton Avenue West	4	Office/ Restaurant Retail	Private ownership	Office – Special Site 1	Office – Special Site 1 (amended)	O-8 (Office – Exception)	N/A	Omitted from the Mississauga Official Plan by oversight.
4) 0 Torbram Road	5	Carefoot Cemetery	City Ownership	Industrial	Private Open Space	E3 (Industrial)	OS3 (Open Space - Cemetery)	Existing cemetery with incorrect designation and zoning.
5) 25 & 39 Princess Street	11	Vacant (future parking lot)	Metrolinx	Residential Medium Density	N/A	RM7-1 (Detached, Semi-detached, Duplex, Triplex and Horizontal Multiple Dwellings - Exception)	D (Development)	A portion of the adjacent land was acquired by Metrolinx and has been re-designated by the Policy Division to Medium Density Residential. The land must be rezoned for conformity with the Mississauga Official Plan.

Proposed City Initiated Amendments (#10) to Zoning By-law 0225-2007

Item	Section Number	Proposed Revision	Comment/Explanation		
Part 1: Administration, Interpretation, Enforcement and Definitions					
1	Section 1.2 - Definitions	Home Occupation/ Home Office – means an <i>office</i> for profit or gain conducted entirely within a dwelling unit , that is incidental and secondary to the use of the dwelling unit for residential .	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.		
2	Section 1.2 - Definitions	Home Occupation/ Home Office - means an occupation for profit or gain conducted entirely within a dwelling unit , that is incidental and secondary to the use of the dwelling unit for residential purposes and does not change the residential character of the dwelling unit .	Separate the definition of home office and home occupation as they are permitted in different zones and each have different regulations.		
3	Section 1.2 - Definitions	Prayer Room means an enclosed area where people spend time in contemplation or prayer.	Add a definition for “Prayer Room”.		
Part 2: General Provisions					
4	Table 2.1.2.2.4 – Private Club	Column A	B	Clarify the parking requirement when a prayer room is a use within a private club.	
		1.0	Where permitted, a private club shall comply with the provisions of the applicable Base Zone and/or Exception Zoning and the following:		✓
		1.1	A prayer room accessory to a private club shall be permitted		✓
		1.2	Where a prayer room is greater than 10% of the total GFA – non-residential of a private club, minimum number of parking spaces per 100m2 GFA – non-residential for a prayer room		27.1

Item	Section Number	Proposed Revision	Comment/Explanation																																	
5	2.1.9.12	<p>2.1.9.12 <i>Home Office</i></p> <p><i>In addition to the provisions contained in Parts 1 to 3 of this By-law, a home office shall comply with the provisions contained in Table 2.1.9.12 – Home Office.</i></p> <table><tr><th colspan="2">Column A</th><th>B</th></tr><tr><th>Line</th><th></th><th></th></tr><tr><td>1.0</td><td><i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i></td><td><i>Any Zone that permits a dwelling unit.</i></td></tr><tr><td>2.0</td><td><i>Maximum area used for a home office</i></td><td><i>15 m² (161.5 sq.ft.)</i></td></tr><tr><td>3.0</td><td><i>A home office shall be conducted wholly within a dwelling unit</i></td><td><i>✓</i></td></tr><tr><td>4.0</td><td><i>Only one home office shall be permitted within a dwelling unit</i></td><td><i>✓</i></td></tr><tr><td>5.0</td><td><i>The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</i></td><td><i>✓</i></td></tr><tr><td>6.0</td><td><i>A home office shall not employ staff who are not a resident of the dwelling unit</i></td><td><i>✓</i></td></tr><tr><td>7.0</td><td><i>Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</i></td><td><i>✓</i></td></tr><tr><td>8.0</td><td><i>There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</i></td><td><i>✓</i></td></tr><tr><td>9.0</td><td><i>There shall be no clients attending the dwelling unit to do business with a home office</i></td><td><i>✓</i></td></tr></table>	Column A		B	Line			1.0	<i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i>	<i>Any Zone that permits a dwelling unit.</i>	2.0	<i>Maximum area used for a home office</i>	<i>15 m² (161.5 sq.ft.)</i>	3.0	<i>A home office shall be conducted wholly within a dwelling unit</i>	<i>✓</i>	4.0	<i>Only one home office shall be permitted within a dwelling unit</i>	<i>✓</i>	5.0	<i>The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</i>	<i>✓</i>	6.0	<i>A home office shall not employ staff who are not a resident of the dwelling unit</i>	<i>✓</i>	7.0	<i>Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</i>	<i>✓</i>	8.0	<i>There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</i>	<i>✓</i>	9.0	<i>There shall be no clients attending the dwelling unit to do business with a home office</i>	<i>✓</i>	Move the provisions of Home Office to Section 2.1, General Provisions, to clarify that a home office is permitted in all types of dwelling units, regardless of the zone.
Column A		B																																		
Line																																				
1.0	<i>A home office (excluding resident physician, dentist, drugless practitioner, health professional's office, or home occupation) is permitted within a dwelling unit</i>	<i>Any Zone that permits a dwelling unit.</i>																																		
2.0	<i>Maximum area used for a home office</i>	<i>15 m² (161.5 sq.ft.)</i>																																		
3.0	<i>A home office shall be conducted wholly within a dwelling unit</i>	<i>✓</i>																																		
4.0	<i>Only one home office shall be permitted within a dwelling unit</i>	<i>✓</i>																																		
5.0	<i>The dwelling in which the home office is located shall be the principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof</i>	<i>✓</i>																																		
6.0	<i>A home office shall not employ staff who are not a resident of the dwelling unit</i>	<i>✓</i>																																		
7.0	<i>Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted</i>	<i>✓</i>																																		
8.0	<i>There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit</i>	<i>✓</i>																																		
9.0	<i>There shall be no clients attending the dwelling unit to do business with a home office</i>	<i>✓</i>																																		

Item	Section Number	Proposed Revision			Comment/Explanation
		10.0	<i>A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit</i>	✓	
Part 3 – Parking, Loading and Stacking Lane Regulations					
6	3.1.3	Required Number of Accessible Parking Spaces Accessible parking spaces for non-residential uses and residential visitor parking spaces shall be provided in compliance with Sentences 3.1.1.1.2 and 3.1.1.4.5 and Table 3.1.3.1 – Accessible Parking Regulations.			Update accessible parking regulations to be consistent with the Accessibility for Ontarians with Disabilities Act
Part 4 – Residential Zones					
7	4.1.5.1	<i>A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach:</i> <i>(1) a maximum of 1.6 m (5.2 ft.) into a required front and/or exterior side yard; (0325-2008)</i> <i>(2) a maximum of 5.0 m (16.4 ft.) into a required rear yard.</i>			Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.
8	4.1.5.2	<i>Notwithstanding the provisions of Article 4.1.5.1, a porch or deck that is located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, and is located in the rear yard shall have a minimum set back of:</i> <i>(1) 1.5 m (4.9 ft.) from the rear lot line;</i> <i>(2) 0.0 m from an interior side lot line for a lot with a dwelling requiring a 0.0 m interior side yard;</i> <i>(3) 0.61 m (2 ft.) from an interior side lot line for a lot with a dwelling requiring more than a 0.0 m interior side yard; (0325-2008)</i> <i>(4) 0.61 m (2 ft.) from an exterior side lot line.</i>			Renumber and reorganize text in both clauses 4.1.5.1 and 4.1.5.2.

Item	Section Number	Proposed Revision	Comment/Explanation
9	4.1.5.3	<i>A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, and is located in an interior side yard shall have a minimum setback of 1.2 m (3.9 ft.) to the interior side yard lot line; (0158 2013)</i>	Renumber from 4.1.5.8.1 and clarify porch or deck is located in side yard.
10	4.1.5.6	<i>Notwithstanding the provisions of Articles 4.1.5.1 to 4.1.5.6, and 4.1.5.8 to 4.1.5.11, 4.1.5.1 to 4.1.5.5, encroachments and/or projections shall not be permitted in a minimum required setback to a Greenbelt zone contained in table 4.1.8.1 of this By-law.</i>	Renumber from 4.1.5.8 and adding relevant sections due to renumbering.
11	4.1.5.7	<i>Notwithstanding the provisions of Articles 4.1.5.2 and 4.1.5.10, any portion of a porch or deck that is located in a rear yard, does not exceed 0.3 m in height above grade at any point and is uncovered, is permitted an unlimited encroachment into the required rear yard, provided that the minimum setback to any lot line shall be 0.61 m; (0297 2013), (0190 2014)</i>	Delete 4.1.5.7 and replace with revised 4.1.5.7 (Item 12).
12	4.1.5.7	<i>Decorative paving, pool decking, and other hard surfaced landscape material are permitted an unlimited encroachment in a required rear yard, provided that they do not exceed 0.3 m (0.9 ft.) in height above grade at any point, and maintain a minimum setback to any lot line of 0.61 m (3.9 ft.).</i>	Clarify what is considered landscaping and not a deck or porch in rear yards of dwellings.
13	4.1.5.8.1	Stairs, stairwells or retaining walls to facilitate an entrance below grade at any point shall not be permitted in front yards or exterior side yards . (0158-2013)	Renumber from 4.1.5.10 to 4.1.5.8.1.
14	4.1.5.10	A balcony may encroach a maximum of 1.0 m (3.2 ft.) into a required front , exterior side or rear yard ;	Renumber from 4.1.5.3 to 4.1.5.10.
15	4.1.6.16 4.1.16.2	<p>Home Occupation and Home Office Home Office 4.1.16.2 — Home Office (0297 2013)</p> <p>4.1.16.2.1 — A home office (excluding resident physician, dentist, drugless practitioner or health professional's office) is permitted within any dwelling unit in a Residential Zone;</p> <p>4.1.16.2.2 — The total area used for a home office shall not exceed 15 m²;</p> <p>4.1.16.2.3 — A home office shall be conducted wholly within a dwelling unit;</p> <p>4.1.16.2.4 — Only one (1) home office shall be permitted within a dwelling unit;</p> <p>4.1.16.2.5 — The dwelling in which the home office is located shall be the</p>	Move Home Office from Section 4.1, Residential General Provisions to Section 2.1, General Provisions.

Item	Section Number	Proposed Revision	Comment/Explanation
		principal private residence of a person or persons conducting the home office and they must not be an occasional or casual resident thereof; 4.1.16.2.6 — A home office shall not employ staff who are not a resident of the dwelling unit; 4.1.16.2.7 — Outdoor storage or outdoor display of merchandise, material or equipment associated with a home office is not permitted; 4.1.16.2.8 — There shall be no visible indication from the exterior of the dwelling unit that a home office is carried on in the dwelling unit; 4.1.16.2.9 — There shall be no clients attending the dwelling unit to do business with a home office; 4.1.16.2.10 — A home office shall not create noise, vibration, fumes, odour, dust, glare, or radiation which is detectable outside of the dwelling unit.	
16	Table 4.7.1	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC – Corner lot 9.1 Interior lot /CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (R16 Zone).
17	Table 4.8.1	Line 11.0 MINIMUM LANDSCAPED AREA 25% of lot area	Delete reference to minimum landscaped area for semi-detached dwellings. Other provisions ensure a balance of landscaped and buildable areas (RM1, RM2 Zones).
18	Table 4.9.1	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC- Corner lot 9.1 Interior lot/CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM3 Zone).
19	Table 4.12	3.2 CEC – Corner lot 4.2 CEC – Corner lot 6.1 Interior lot/CEC – Corner lot 9.1 Interior lot – CEC – Corner lot	Add CEC when describing a corner lot to ensure that the CEC-Corner Lot definition is used (RM6 Zone).

Item	Section Number	Proposed Revision	Comment/Explanation
Part 6 – Commercial Zones			
20	6.2.4.44 (C3-44)	6.2.4.44.1 (1) Outdoor patio accessory to a restaurant , or convenience restaurant , or <i>take-out restaurant</i>	Add take-out restaurant to list of additional permitted uses to correct previous omission.
Part 7 – City Centre Zones			
21	7.2.2.2.4 (CC1-2)	<i>Height means the measurement from established grade to the top of the parapet of the lowest roof</i>	Correction required from Ontario Municipal Board decision.

REPORT 9 - 2016

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its ninth report for 2016 and recommends:

PDC-0044-2016

That the following Sign Variance **not be granted**:

- a) Sign Variance Application 16-00562
Ward 8
Erin Mills Development
3005 Ninth Line

To permit the following:

- (i) One (1) billboard sign with electronic changing copy sign faces.
File: BL.03-SIG (2016)

PDC-0045-2016

That the report entitled “Imagining Ward 3: A Pilot Project for Neighbourhood Planning”, dated May 24, 2016, from the Commissioner of Planning and Building, be received for information.
File: CD.04-WAR

PDC-0046-2016

1. That the Community Improvement Project Area boundary, as defined by By-law #0052-2013, be amended, to include all lands within the Downtown Core Character Area;
2. That a public meeting be held to consider the Draft Downtown Community Improvement Plan (Appendix 1);
3. That the report titled “Draft Downtown Community Improvement Plan” dated May 24, 2016 from the Commissioner of Planning and Building, be received and forwarded to the Ministry of Municipal Affairs and Housing; and
4. That the Region of Peel be requested to work with City Staff to explore the development of a complementary community improvement plan for Mississauga’s downtown.

File: CD.04.COM

REPORT 5 - 2016

To: MAYOR AND MEMBERS OF COUNCIL

The Heritage Advisory Committee presents its fifth report for 2016 and recommends:

HAC-0027-2016

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated May 19, 2016, be approved.

HAC-0028-20167

That the property at 891 Longfellow Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

HAC-0029-2016

That the North Building on the property at 3359 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

HAC-0030-2016

That the properties at 6, 10 and 12 Queen Street South, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

HAC-0031-2016

1. That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016 entitled "Adaptive Re-Use of Designated Property: 271 Queen Street South, Preliminary Proposal", be received for information.
2. That the PowerPoint Presentation from Megan Hobson, Consultant, with respect to Adaptive Re-Use of Designated Property: 271 Queen Street South, Preliminary Proposal, be received for information.

HAC-0032-2016

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016 entitled "Heritage Impact Assessment for property adjacent to designated Property: 701 and 805 Winston Churchill Boulevard", be received for information.

HAC-0033-2016

That the Heritage Designation Subcommittee verbal update provided by Cameron McCuaig, Citizen Member, be received for information.

HAC-0034-2016

That the Memorandum dated May 20, 2016 from Paula Wubbenhorst, Senior Heritage Coordinator entitled "Facility Naming and Dedications Policy (Information Item)" be received for information.

HAC-0035-2016

1. That the document entitled "Significant Tree Nomination – Miles Lane Tree 1 "Walterhouse" et al, be received for information.
2. That staff be directed to look into the feasibility of preserving the apple trees on the property located on Miles Lane Concession 1, Lot 14 NDS.

REPORT 11-2016

To: MAYOR AND MEMBERS OF COUNCIL

The General Committee presents its eleventh report for 2016 and recommends:

GC-0420-2016

That the deputation by Dianne Douglas, Chair, Malton Community Festival, with respect to the Malton Community Festival on June 17-18, 2016, be received.

GC-0421-2016

That the deputation by Diane LaPointe-Kay, President, Small Arms Society with respect to the adaptive reuse of the Small Arms Building at 1352 Lakeshore Road, be received.
(Ward 1)

GC-0422-2016

That the deputation by Dan McVie, Chair, Port Credit Community Foundation with respect to the Small Arms Building at 1352 Lakeshore Road, be received.
(Ward 1)

GC-0423-2016

That the deputation by Clara Grassia, Project Lead, 2016 Ontario Summer Games and Sonja Banic, Manager, Culture Operations with respect to the Ontario Summer Games, be received.

GC-0424-2016

That the deputation by Frank Stendardo, President, Huron Park Italo-Canadian Seniors Club with respect to older adult bingo events in Mississauga Community Centres, be received.

GC-0425-2016

That the Corporate Report dated April 20, 2016 from the Commissioner of Corporate Services and Chief Financial Officer entitled "Towing Industry Advisory Committee Citizen Appointments" be received and referred to the next Governance Committee meeting for further discussion.

GC-0426-2016

That the Corporate Report dated May 24, 2016 from the Commissioner of Community Services entitled "2016 Ontario Summer Games Update" be received for information.

GC-0427-2016

1. That the report from the Commissioner of Transportation and Works dated June 1, 2016 and entitled “Older Adult Bingo Events in Mississauga Community Centres” be received for information.
2. That staff be directed to prepare a motion for the June 22, 2016 Council meeting with respect to older adult bingo events in Mississauga Community Centres.

GC-0428-2016

1. That a by-law be enacted to amend the Encroachment By-law 0057-04, being a by-law regulating encroachments on public lands, in the form and content of the draft amending by-law attached as Appendix 1 to the report dated June 1, 2016 from the Commissioner of Transportation and Works entitled “Boulevard Gardens and By-law Amendment”.
2. That a by-law be enacted to amend the Schedule ‘A’ of the Transportation and Works Fees and Charges By-law 247-15 to include the Boulevard Garden Encroachment Permit with a fee of \$50.00 per permit under the Works Operations and Maintenance Division, Maintenance Standards and Permits section in the form and content of the draft amending by-law attached as Appendix 4 to the report dated June 1, 2016 from the Commissioner of Transportation and Works entitled “Boulevard Gardens and By-law Amendment”.

GC-0429-2016

That the report titled Route 10 Bristol-Britannia – Petition for Earlier Service to General Committee dated May 30, 2016 from the Commissioner of Transportation and Works be received for information.

GC-0430-2016

That the report dated May 27, 2016 from the Commissioner of Transportation and Works with respect to holiday messages on MiWay Bus Destination Signs be received and referred to the Diversity and Inclusion Advisory Committee for further discussion.

GC-0431-2016

That a by-law be enacted authorizing the Commissioner of Transportation and Works to enter into an agreement with BMO and any future business sponsors on a cost recovery basis for the bus shelters installed in a form satisfactory to Legal Services as outlined in the corporate report dated May 30, 2016 from the Commissioner of Transportation and Works entitled, “Corporate Sponsored Shelters”.

GC-0432-2016

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement a parking prohibition on the north side of Longside Drive.

(Ward 5)

GC-0433-2016

That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to implement a parking prohibition from 9:00 a.m. to 6:00 p.m. on both sides of Ivygate Court.

(Ward 8)

GC-0434-2016

1. That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to remove a parking prohibition anytime and implement a parking prohibition from 7:00 am to 9:00 am, 4:00 pm to 6:00 pm, Monday to Friday, Holidays exempted, as follows:
 - a) On the east side of Glen Erin Drive between a point 45 metres (148 feet) north of Battleford Road and a point 92 metres (266 feet) northerly thereof;
 - b) On the east side of Glen Erin Drive between a point 188 metres (617 feet) north of Battleford Road and a point 35 metres (115 feet) northerly thereof;
 - c) On both sides of Glen Erin Drive between a point 223 metres (732 feet) south of Aquitaine Avenue and a point 57 metres (187 feet) southerly thereof; and
 - d) On the west side of Glen Erin Drive between a point 75 metres (246 feet) north of Battleford Road and a point 65 metres (213 feet) northerly thereof;
2. That a by-law be enacted to amend the Traffic By-law 555-00, as amended, to remove a parking prohibition anytime on the west side of Glen Erin Drive between a point 105 metres (344 feet) south of Aquitaine Avenue and a point 25 metres (82 feet) southerly thereof.
3. That the Transportation and Works Department explore the opportunity to implement additional on-street parking spaces through the construction of a parking lay-by extension within the municipal boulevard on the west side of Glen Erin Drive between Aquitaine Avenue and a point 90 metres southerly thereof.

(Ward 9)

GC-0435-2016

1. That the "Please Slow Down" Lawn Sign design attached as Appendix 1 to the report dated May 30, 2016 from the Commissioner of Transportation and Works entitled, "Please Slow Down" Lawn Signs be approved for use in the City of Mississauga.
2. That the Transportation and Works Department proceed with the procurement of the "Please Slow Down" Lawn Signs and provide such signs to all Ward Councillors for equal distribution in 2016.

GC-0436-2016

1. That the report dated June 1, 2016, from the Commissioner of Transportation and Works entitled, Retrofit of the Collegeway Stormwater Management Facility #5903 - Request for Additional Funding – PN 10-142, be received.
2. That the net budget for the construction project for the Retrofit of the Collegeway Stormwater Management Facility #5903 (PN-10-142) be increased by \$1.1M.
3. That the additional funding of \$1.1M for the Retrofit of the Collegeway Stormwater management Facility #5903 (PN-10-142) be transferred from the DCA-Stormwater Management Reserve Fund (Account 31350) to the Retrofit of the Collegeway Stormwater Management Facility #5903 construction project (PN-10-142).
4. That all necessary by-laws be enacted.

(Ward 8)

GC-0437-2016

1. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to enter into an agreement with the Ontario Ministry of Transportation (MTO) for the construction of the Second Line West Pedestrian/Cyclist Bridge over Highway 401 including associated multi-use trail connections to Sombrero Way and Donway Drive, in a form satisfactory to the City Solicitor.
2. That a by-law be enacted to authorize the Commissioner of Transportation and Works and the City Clerk to enter into an agreement with the MTO for the retrofit of two City stormwater management ponds (Pond #'s 4401 and 4405) and landscaping / compensation planting along Second Line West and within the City's Park 505, in a form satisfactory to the City Solicitor.

(Ward 11)

GC-0438-2016

That the Purchasing Agent be authorized to execute a contract with Outfront Media on a sole source basis in the estimated amount of \$370,000 for the supply of transit shelter media space for targeted advertising, for a two year period ending July 2, 2018, subject to annual budget approval as outlined in the corporate report dated May 30, 2016 from the Commissioner of Transportation and Works entitled, "Supply of Transit Shelter Media Space for Targeted Advertising – Sole Source Contract Award to Outfront Media".

GC-0439-2016

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated May 23, 2016 entitled Single Source Contract Negotiations and Award to Active Network, LTD. for a Recreation Enterprise System Solution be received.
2. That the Purchasing Agent be authorized to initiate contract negotiations with Active Network, LTD. for the Fully Hosted Recreation Management Software Solution, "ActiveNet"

3. That the Purchasing Agent be authorized to execute the contract and all related ancillary documents with Active Network, LTD., on a single source basis for products, professional services, software licensing and maintenance & support of a Fully Hosted Recreation Management Software Solution, subject to successful negotiations, the City Solicitor's approval and annual budget approval.
4. That the ActiveNet solution offered by Active Network, LTD. be designated a "City Standard" for the ten year period January 1, 2018 to December 31, 2027 with an option to extend for an additional five year period ending December 31, 2032.

GC-0440-2016

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated May 26, 2016 entitled Single Source Contract for Bell Canada Voice Telecommunication Services be received.
2. That the Purchasing Agent be authorized to negotiate new contracts with Bell Canada Inc. to continue a long term partnership for established City Voice Telecommunication Services (Business Lines, Centrex Lines, Long Distance, Trunk Lines, Direct Inward Dial - DID) for the next ten year period.
3. That the Purchasing Agent be authorized to execute contracts and all related ancillary documents with Bell Canada Inc., on a single source basis for the established City's Telecommunication Services (Business Lines, Centrex lines, Long Distance, Trunk Lines, DID) subject to annual budget approval. This includes renewal of the existing contracts agreements ending June 30, 2016 (as per recommendation GC-0174-2011) for the first five years in the estimated amount of \$1,655,019.60, exclusive of taxes, of the ten year period.
4. That the Purchasing Agent be authorized to increase the value of the contract and execute contract amendments where necessary to accommodate City's growth for the established City's Telecommunication Services (Business Lines, Centrex lines, Long Distance, Trunk Lines, DID); and to extend the second five year of the ten year period, subject to negotiations and Legal approval of contracts including all related ancillary documents and where the amounts are provided and approved in the budget.
5. That Bell Canada Inc. be designated a "City Standard" for the next ten year period, July 01, 2016 to June 30, 2026.

GC-0441-2016

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated May 27, 2016 entitled Single Source Recommendation for Avolve Software Corporation, File Ref: FA.49.266.13, Contract Amendment be received.

2. That the Purchasing Agent be authorized to negotiate and execute contract amendments and all related ancillary documents with Avolve Software Corporation on a single source basis to incorporate the PlansAnywhere mobile solution for the Building Permit Field inspections project to the original ePlans scope, conducted competitively, subject to a successful implementation of a Proof of Concept using the PlansAnywhere mobile solution.
3. That the Purchasing Agent be authorized to issue contract amendments to increase the value of the contract with Avolve Software Corporation from the original amount of \$790,762.45 to the amount of \$1,500,000 for additional professional services and licenses related to PlansAnywhere mobile solution for Building Permit Field Inspections and future initiatives.
4. That the Purchasing Agent be authorized to increase the value of the contract where necessary and to execute contract amendments to add any future initiatives including scope changes, features, functionalities, modules and systems from Avolve Software Corporation to accommodate the City's requirements and future use of the ePlans solution for the continued modernization and mobility of Land Development Services where the amounts are approved in the budget for the next five year period; and to extend the contract for additional five year period, subject to negotiations and Legal approval of the contract including all related ancillary documents.
5. That Avolve Software Corporation be designated a "City Standard" for the ten year period, February 2014 to February 2024.

GC-0442-2016

1. That the draft Corporate Policy and Procedure – Use of City Facilities, attached as Appendix 1 to the Corporate Report dated May 9, 2016 from the Commissioner of Community Services be approved.
2. That Corporate Policy and Procedure – Booking Facilities in the Civic Centre 05-03-02, attached as Appendix 2, be rescinded.

GC-0443-2016

That the City Solicitor or her designate be authorized to enter into necessary agreements, and provide property and environmental information in respect of City properties and take any other necessary action to obtain environmental impairment liability insurance coverage from Chubb insurance at a cost of \$252,814 for a three year period, funds to be taken from the insurance defence reserve.

GC-0444-2016

1. That the report from the Commissioner of Corporate Services and Chief Financial Officer dated May 25, 2016 entitled Single Source Recommendations for Intergraph Canada Ltd. FA.49.665-15 and Bentley Systems Incorporated FA.49.666-15, Contract Renewals be received.

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2. That the Purchasing Agent be authorized to execute the contract and all related ancillary documents with Intergraph Canada Ltd. (Intergraph) for the supply of software maintenance and support at an estimated cost of \$228,000, exclusive of taxes for the period of January 1, 2016 to December 31, 2020, a three year contract term, with two optional one year extensions.
 3. That the Purchasing Agent be authorized to execute the contract and all related ancillary documents with Bentley Systems Incorporated (Bentley) for Enterprise License Subscription (ELS), ongoing maintenance and support at an estimated amount of \$733,600, exclusive of taxes for the period of September 1, 2016 to August 31, 2018, a two year contract term.
 4. That the Purchasing Agent be authorized to increase the value of both contracts where necessary to accommodate the City's growth by adding licenses with maintenance and support where funding is approved in the budget; and issue contracts amendments to add new features, functionalities and modules to accommodate the City's growth requirements such as better alignment, modernization and mobility where the amounts are approved in the budget.
 5. That Intergraph and Bentley continue to be designated as "City Standard" until replacement systems have been acquired and implemented.

GC-0445-2016

That the Towing Industry Advisory Committee supports removing vehicle tint on tow trucks and that drivers are to comply with the tint removal by their next mandatory vehicle inspection.
(TIAC-0007-2016)

GC-0446-2016

That the Towing Industry Advisory Committee provide comments to staff, for inclusion in a future report to General Committee, on the report from the Acting Commissioner of Transportation and Works dated May 3, 2016 and entitled "Amendments to the Tow Truck Licensing By-law 521-04, as amended, to address Tow Truck Vehicle Tinting".
(TIAC-0008-2016)

GC-0447-2016

That the Towing Industry Advisory Committee provide comments to staff, for inclusion in a future report to General Committee, on the report from the Commissioner of Transportation and Works dated May 3, 2016 and entitled "Amendments to the Tow Truck Licensing By-law 521-04, as amended, for Requirements to Accept All Forms of Payment for Towing Services".
(TIAC-0009-2016)

GC-0448-2016

That the 2016 Towing Industry Advisory Committee Action List be received for information.
(TIAC-0010-2016)

GC-0449-2016

That the deputation and associated PowerPoint presentation by Robert MacKay, Stigma Superheroes with respect to the NIMBY Stigma Man's upcoming campaign, be received.
(AAC-0017-2016)

GC-0450-2016

That the deputation by Kendall Wayow, Manager, Building Services and Operations and Andy Harrypersad, Health and Safety Specialist with respect to Civic Centre emergency procedures, be received.
(AAC-0018-2016)

GC-0451-2016

1. That the deputation by Sally Wall, Stakeholder Member, Diana Simpson, Supervisor, Accessibility Planning, and Wendy McClymont, Manager, 311 Citizen Contact Centre with respect to Textnet, be received;
 2. That the Accessibility Advisory Committee is in full support of staff initiating the implementation of Textnet at the City of Mississauga.
- (AAC-0019-2016)

GC-0452-2016

1. That the verbal update by Naz Husain, Mississauga Accessibility Advisory Committee Citizen Member and Chair, Region of Peel Accessibility Advisory Committee, be received;
 2. That the Accessibility Advisory Committee send a letter to Peel Regional Council to express concern with the possible termination of the Transhelp Passenger Assist Program and express support for continued funding and operation of the Program.
- (AAC-0020-2016)

GC-0453-2016

1. That the PowerPoint presentation regarding the Ogden Pedestrian Bridge Project to the Facility Accessibility Design Subcommittee on April 25, 2016, be received;
 2. That subject to the comments on the presentation, the Facility Accessibility Design Subcommittee is satisfied with the design of the Ogden Pedestrian Bridge Project, as presented;
 3. That staff be requested to bring the Ogden Pedestrian Bridge Project back to the Facility Accessibility Design Subcommittee for further review, when the project is at a more detailed stage of development.
- (AAC-0021-2016)

GC-0454-2016

That the AAC Pending Work Plan Items chart updated for the June 6, 2016 meeting of the Accessibility Advisory Committee, be received.

(AAC-0022-2016)

GC-0455-2016

That Council Resolution 0094-2016 with respect to the preservation of IBI Therapy in Ontario, be received.

(AAC-0023-2016)

GC-0456-2016

That the invitation to the AGM for Coalition of Persons With Disabilities, be received.

(AAC-0024-2016)

GC-0457-2016

That the Festival of Recognition information sheet from March of Dimes Canada, be received.

(AAC-0025-2016)

GC-0458-2016

That the new publication entitled, "Planning Accessible Events", be received.

(AAC-0026-2016)

GC-0459-2016

1. That staff from Realty Services Section of the Corporate Services Department be authorized to negotiate the conveyance of the Small Arms Inspection Building municipally known as 1352 Lakeshore Road East and a potential development block (5 acres) from the Toronto and Region Conservation Authority ("TRCA") to the City of Mississauga as outlined in the Corporate Report dated May 26, 2016 from the Commissioner of Community Services.
2. That a by-law be enacted authorizing the Commissioner of Community Services and the City Clerk to execute an Agreement of Purchase and Sale, and all documents ancillary thereto, between the Toronto and Region Conservation Authority ("TRCA"), as Vendor and the Corporation of the City of Mississauga ("Mississauga"), as Purchaser, for the acquisition of 1352 Lakeshore Road East and a 5 acre development block for a nominal (\$2.00) consideration and on terms acceptable and in a form satisfactory to the City Solicitor.
(Ward 1)

REPORT 1-2016

To: MAYOR AND MEMBERS OF COUNCIL

The Budget Committee presents its first report for 2016 and recommends:

BC-0001-2016

That the deputation by Jeff Jackson, Director, Finance with respect to Mississauga's Long Range Financial Plan, the reserve and reserve fund management, be received.

BC-0002-2016

That the deputation by Jeff Jackson, Director, Finance with respect to the 2017-2020 Business Plan and 2017 Budget Outlook, be received.

BC-0003-2016

That the report dated May 27, 2016 entitled "Long Range Financial Plan" from the Commissioner of Corporate Services and Chief Financial Officer, be received for information.

BC-0004-2016

1. That the report dated May 31, 2016 entitled "Reserve and Reserve Fund Management" from the Commissioner of Corporate Services and Chief Financial Officer be received.
2. That all transfers of balances and closing of reserves or reserve funds, as set out in Appendix 1, "Consolidation and Closing of Reserves and Reserve Funds" be approved, and the necessary by-law be enacted.

BC-0005-2016

That the report from the Commissioner of Corporate Services and Chief Financial Officer dated May 27, 2016 entitled City of Mississauga 311 Citizen Contact Centre December Holiday Closure, be received for information.

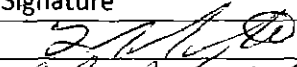
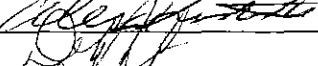
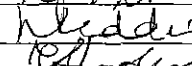
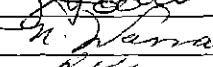
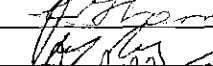

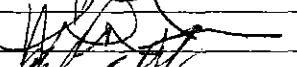
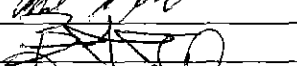

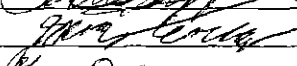
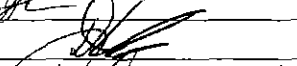
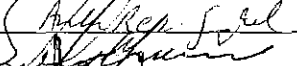
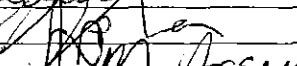


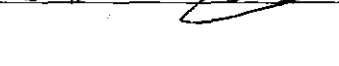




Ward 1 Community Petition to the City of Mississauga

We, the undersigned Residents of Ward 1, hereby oppose the building application of 24 3-Story townhomes at 1629, 1635 & 1639 Blanefield Road (OZ 15/009 W1). The Residents would recommend that the building application in question be adjusted to a smaller quantity of townhomes and the design of the townhomes are more in line with the esthetics of our neighborhood.

Print Name	Address	Signature	Email
JONATAS ARAUJO	591 DRYMEN CRES	[Signature]	
CRISTINA ARAUJO	591 DRYMEN CRES	[Signature]	
Odilia Almeida	602 DRYMEN CRES	[Signature]	
ANDREAS KENEDY	601 DRYMEN CRES	[Signature]	
SONG WANG	596 DRYMEN CRES	[Signature]	
Guikang Zhang	596 DRYMEN CRES	[Signature]	
VICTOR VIGGIANI	582 DRYMEN CRES	[Signature]	
Berni Moya	576 DRYMEN CRES	[Signature]	
Patricia & Leroy Bandiera	572 DRYMEN CRES	[Signature]	
JOHN MORRICE	577 DRYMEN CRES	[Signature]	
Parvati & Camille + Andrew	587 DRYMEN CRES	[Signature]	
Tim & Patricia Zucchiatti	1467 Blanefield Rd.	[Signature]	
Desaut Cougle	1431 Redcliffe Blvd	[Signature]	
JOAO CASTRO	570 EXBURY	[Signature]	
Onoria Foster	570 EXBURY CRES	[Signature]	
ANTHONY IANTOSCA	581 EXBURY CRES	[Signature]	
DUGAN BANACHAN	585 EXBURY CRES	[Signature]	
Roderick SADRANSKY	591 EXBURY CR	[Signature]	
RICH BERGSTEINSON	605 EXBURY	[Signature]	
John Longmuir	603 DRYMEN CRES	[Signature]	
Constance Macdonald	589 DRYMEN CRES	[Signature]	
Olivia Ricardo	589 DRYMEN CRES	[Signature]	
Rudolf Wary	1535 Blanefield Rd.	[Signature]	

Ward 1 Community Petition to the City of Mississauga

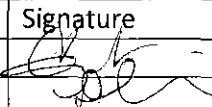
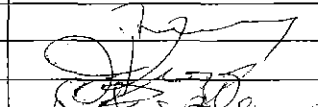
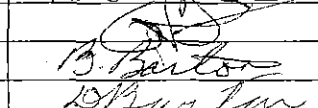
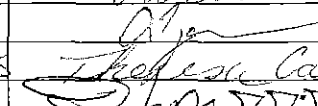
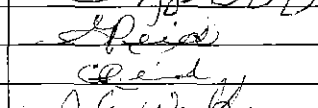
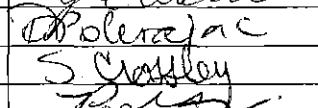
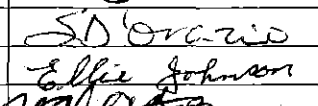
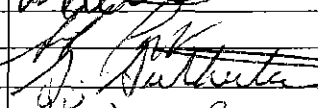
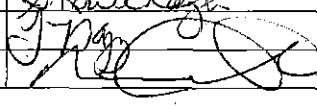



We, the undersigned Residents of Ward 1, hereby oppose the building application of 24 3-Story townhomes at 1629, 1635 & 1639 BlaneField Road (OZ 15/009 W1). The Residents would recommend that the building application in question be adjusted to a smaller quantity of townhomes and the design of the townhomes are more in line with the esthetics of our neighborhood.

Print Name	Address	Signature	Email
TONY MARTINI	1493 BLANEFIELD RD		
ALEX KIDDIE	1497 BlaneField Rd		
Debra Martini	1493 BlaneField		
Laurie Kiddie	1497 BlaneField Rd		
JOHN HODUR	1489 BLANEFIELD RD		
NANCY WARRACK	1482 BLANEFIELD RD		
GARY THOMAS	1472 BLANEFIELD RD		
JAY MACKAY	1462 BLANEFIELD RD		
Michelle MORGAN	1462 BlaneField Rd		
SABRINA PACHECO	1458 BlaneField Rd		
Vera Lynn Massa Dasilva	1448 BlaneField Rd		
Mark DaSilva	1448 BlaneField Rd		
BRIAN FORREST	1425 BlaneField Rd		
JOANNE PENNEY	1429 BlaneField Rd		
ANDREW TARDIFF	1428 BLANEFIELD RD		
SPENCER BRIDGEMAN	1437 BlaneField Rd		
Jason Anandara	1437 BlaneField Rd		
DARIO VIBANEK	1455 BlaneField Rd		
Abby Lee Sobad	1427 BlaneField Rd		
SOOJOOMY WASSIE	1477 BlaneField Rd		
Joe Louie	1507 BlaneField Rd		
Mike Roseault	1513 BlaneField		
JOHN NELKEN	607 DRYMEN CRESC		
John Knezevic	592 Drymen Crescent		
Stephanie Knezevic	592 Drymen Crescent		

Signed: Tuesday, May 24, 2016

Ward 1 Community Petition to the City of Mississauga

We, the undersigned Residents of Ward 1, hereby oppose the building application of 24 3-Story townhomes at 1629, 1635 & 1639 Blenheim Road (OZ 15/009 W1). The Residents would recommend that the building application in question be adjusted to a smaller quantity of townhomes and the design of the townhomes are more in line with the esthetics of our neighborhood.

Print Name	Address	Signature	Email
ANDREA MARCHANT	1620 CAWTHRA CRT.		
Danna Cooper	1584 Cawthra CRT		
MURESAN ANDRE	588 SOUTH SERV RD		
JOHN KWOFF	562 "		
DEE SEMPLE	1621 Blenheim Rd.		
Gray Semple	1621 BLENHEIM RD		
BEV. BARTON	606 EXBURY CR.		
BOB BARTON	"		
Adam Zorn	602 Exbury Cres		
Theresa Cardwell	582 EXBURY CRES		
IAN UPWOOD	576 EXBURY CR		
Gladys Reid	572 Exbury Cr.		
C REID	572 EXBURY CR.		
John Walker	1608 Exbury Cr		
DRAGANA POLJACAC	1598 EXBURY CRES.		
Sharon Crossley	1578 Exbury Cres		
PAUL FRIESEN	1578 Exbury Cres		
Sandra D'Orazio	1445 Northview Dr.		
ELLIE JOHNSON	1297 CANTERBURY		
MICHELLE NAGY	569 DRYMEN CRES.		
ART TAYLOR	1094 EASTMOUNT AVE		
Sandra Sutherland	536 Lynd Ave		
GRACE KAYANAGH	557 ARBOR Rd.		
Tara Nagy	1412 Lida Ave		
RICK SUTHERLAND	536 LYND AVE		

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Ward 1 Community Petition to the City of Mississauga

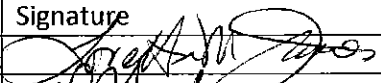
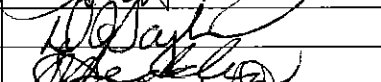
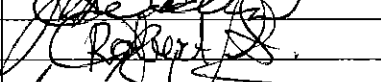
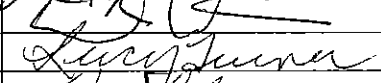
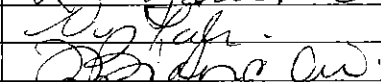
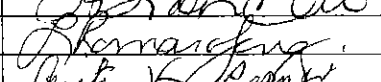

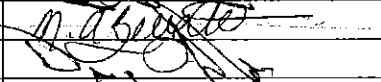
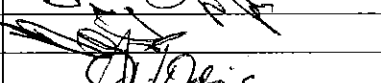
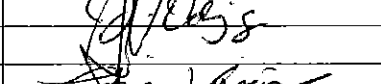
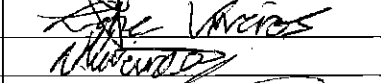
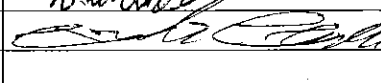
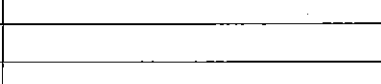
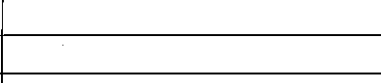
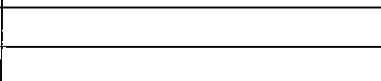
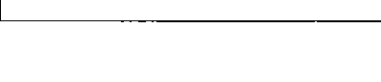

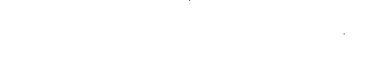
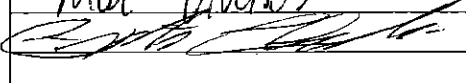

We, the undersigned Residents of Ward 1, hereby oppose the building application of 24 3-Story townhomes at 1629, 1635 & 1639 BlaneField Road (OZ 15/009 W1). The Residents would recommend that the building application in question be adjusted to a smaller quantity of townhomes and the design of the townhomes are more in line with the esthetics of our neighborhood.

Print Name	Address	Signature	Email
MARWAN ZOGHEIB	1604 CAUTHRA CRT		
HELENE MICHALIK	1418 CAUTHRA CRT		
TONY FREDERICKS	1572 SOUTH SERVICE RD		
Marie Crozier	1615 BlaneField RD.		
Bill Crozier	1615 BlaneField Rd.		
TOM & SANDA STIRLING	1663 BLANEFIELD RD		
Loreta JANIKOWSKI	1593 BlaneField RD		
PAUL BOCHAR	1577 BlaneField Rd.		
ELLIS NICOLSON	607 EXBURY CRES		
Beverly Jenner	597 Exbury Cres		
Carman Jacques	587 Exbury Cr		
Sandra McDermaid	573 EXbury Cr		
Gary Barr	573 EXbury Cr		
564 Exbury Cres.	Carla Molinaro-Kim		
Agnele Almeida	587 Exbury Cres		
DAVE CHAPMAN	557 EXBURY CRES		
ARLENE CERCAETTO	553 EXBURY CRES		
M. Sedlezky	547 Exbury Cres		
Ferganah Kothelw	1628 EXbury Cr		
Stephanie Moad	1624 Exbury Cres		
Clarke Jenner	1624 Exbury Cres		
Wynn Looi	1604 EXbury CRES		
DAN VELM	1598 EXBURY		
DENISE BOURGON	1592 EXBURY		
JEANPAUL BOURGON	1592 EXBURY CR		

Signed: Tuesday, May 24, 2016

Ward 1 Community Petition to the City of Mississauga

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Print Name	Address	Signature	Email
Lore Ha James	1483 Carmen Dr.		
Debby Taylor	1094 Eastmount Ave		
JANE NEDDEN	1468 BlaneField Rd		
Robert Said	544 Exbury Crescent		
DR De GRACE	554 " "		
LUCY TURNER	574 Exbury Cres.		
VI TAYLOR	580 EXBURY CRES		
TANIA BIANCHI	600 Exbury Cres.		
Laura Romano-Lona	603 Exbury Cres.		
ANITA PEPPER	604 EXBURY CRES		
Dillon Azevedo	1573 BlaneField Road		
NANCY Azevedo	1573 BlaneField Road		
Doug Azevedo	1573 BlaneField Road		
Brittany Azevedo	1573 BlaneField Road		
Jennifer Ojig	1549 BlaneField Rd		
JOHN VIVEIROS	1549 BLANEFIELD RD.		
Luke Viveiros	1549 BlaneField Rd.		
Nick Viveiros	1549 BlaneField Rd		
	609 DAYMEN		

Signed: Tuesday, May 24, 2016

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